City of Bombay Improvement Trust.

ADMINISTRATION REPORT
FOR THE
YEAR ENDING 31ST MARCH 1917.

BRITISH INDIA PRESS, MAZGAON, BOMBAY.

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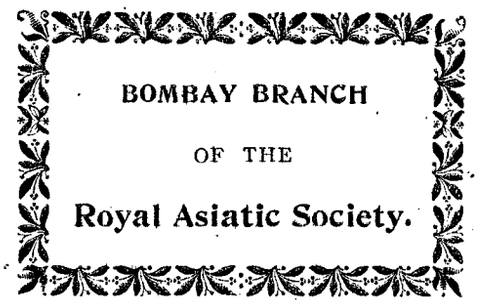

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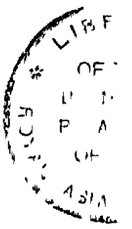

Administration Report, 1916-1917.

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CITY OF BOMBAY IMPROVEMENT TRUST.

Board of Trustees

As on the 1st September 1917.

		Date of original appointment to the Board.
	Chairman.	
1.	J. P. ORR Esq., C.S.I., B.A., I.C.S., J.P.	23rd April 1909.
	Ex-Officio Trustees.	
2.	Major-Genl. W. C. KNIGHT, C.S.I., C.B., D.S.O., A.D.C., General Officer Commanding, Bombay District..	10th March 1915.
3.	W. C. SHEPHERD Esq, B.A., I.C.S., J.P., Collector of Bombay	1st July 1916.
4.	P. W. MONIE, Esq., M.A., I.C.S., J.P., Municipal Commissioner for the City of Bombay	16th October 1916.
	Elected by the Corporation.	
5.	Sir BHALCHANDRA KRISHNA BHATWADEKAR, Kt., L.M., J.P.	9th November 1898.
6.	The Hon'ble Sir. DINSHAW EDULJI WACHA Kt., J.P.	9th November 1898
7.	The Hon'ble Sir IBRAHIM RAHIMTOOLA, Kt., C.I.E., J.P.	9th November 1898.
8.	CAWASJI JEHANGIR READYMONEY, Esq., B.A., J.P.	7th August 1916.
	Elected by the Chamber of Commerce.	
9.	A. M. TOD, Esq., J.P.	1st April 1910.
	Elected by the Port Trustees.	
10.	Sir FREDERICK L. SPROTT, Kt., J.P.	28th April 1910.
	Elected by the Mill-Owners' Association.	
11.	Sir SASSOON DAVID, Bart., J.P.	9th November 1898.
	Nominated by Government.	
12.	A. H. WHYTE, Esq., J.P.	1st April 1913.
13.	Major H. A. L. HEPPER, R.E., J.P.	2nd April 1913.
14.	The Hon'ble Mr. LALUBHAI SAMALDAS MEHTA, C.I.E., J.P.	30th May 1916.

Principal Officers of the Board

As on the 1st September 1917.

	Date of original appointment.
Engineer's Department.	
*J. F. Watson, Esq., B.E., A.M.I.C.E., Trust Engineer (on special leave in connection with the war)	4th September 1903.
F. G. B. Hawkins, Esq., A.R.I.B.A., Trust Architect ..	6th May 1911.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Assistant Engineer	14th April 1903.
S. D. Prabhavalkar, Esq., L.C.E., Assistant Engineer ..	1st February 1906.
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
R. H. A. Delves, Esq., F.S.I., J.P., Deputy Land Manager	3rd December 1903.
J. T. Burge, Esq., F.S.I., 1st Assistant Land Manager (on special leave in connection with the war.. from 13th May 1916)	1st November 1912.
H. P. Matbar, Esq., L.C.E., 2nd Assistant Land Manager	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., 3rd Assistant Land Manager	12th July 1917.
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J.P.	18th May 1900.
Secretary & Chief Accountant.	
C. M. Correa, Esq., B.A.	22nd January 1913.

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* Messrs. Hawkins and Katrak are doing the Engineer's work between them during Mr. Watson's absence

Annual Report.

Introductory.

1. The year 1916-17 was the eighteenth complete year of the Trust's existence and the second complete year passed under war conditions The prolongation of the war forced the Trust to continue their policy of the utmost possible retrenchment in capital expenditure, but on the other hand it was no doubt due largely to the accumulation of war profits in Bombay that the demand for the Trust's land reached an unusually high pitch with the result that all previous records were beaten in the matter of number and value of plots disposed of (details in para. 12). The total area disposed of fell below that of 1913-14 and 1915-16, but was well above the average. The last item in the Trust's programme for indirect attack on the slums having been provided for by the issue of Government Resolution No. 2670 of 12th April 1916 sanctioning the 2 schemes for widening Parel Road to 120′ and so completing the main avenue through the Island, the Trust gave much attention in the year to the question how and when to commence the direct attack on the slums. The Health Officer whose advice was sought has sent in a list of 22 slum areas covering 588 acres containing a population estimated at 1,71,000 and property assessed at over Rs. 42 lakhs for which he wants the Trust to prepare improvement schemes. The problem how to set about this enormous task is a very difficult one and in spite of prolonged consideration the matter has not yet emerged from the stage of discussion.

The main feature of the year in the executive line was the progress made in the development of the Trust's estates in the north of the Island the outcome of which is now apparent in the shape of a demand which has already come near outstripping the supply of developed plots.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up to date under different heads are appended to this report. They are summarised below :—

*Land	9
Works	26
Management and establishment	6
	41
†Land	498
Works	73
Management and establishment	57
	628

Appendix **A.**—A synopsis of the Trust's capital account transactions, showing how 669 lakhs have been spent on the City, *viz.*, 41* on the development of building estates on certain Government and municipal lands temporarily vested in the Trust and 628† on the acquisition and development of the Trust's own estates.

Appendix **B.**—A synopsis of the Trust's general account transactions, showing how the burden of interest and sinking fund charges to date (238 lakhs) on the capital (568 lakhs) borrowed by the Trust has been distributed between Government (12·2 per cent.), the Municipality (38·1 per cent.) and the Trust (49·7 per cent.). In a supplementary statement, Appendix **B-4**, the Municipality's net actual contributions to the Trust under section 72 aggregating Rs. 89 lakhs are compared year by year with the maximum contemplated by that section

Appendix **C.**—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the sinking fund accumulated to date. Totals:—Rs. 568 lakhs raised; Rs. 22¾ lakhs paid per annum as interest; Rs. 32 lakhs accumulated in the sinking fund.

Appendix **D.**—A list of Trust estates as at the end of 1916-17 showing how far they have been developed. Total developed area 18·9 lakhs square yards, valued at Rs. 375 lakhs; undeveloped area 51·7 lakhs square yards, acquired at a cost of Rs. 246 lakhs. Two statements comparing the Government and municipal lands vested in the Trust with the original grants under Schedules C and D are also appended.

Appendix **E.**—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1916–17, the further work to be done and the estimated cost thereof; aggregate estimated cost 878 lakhs, of which 597 lakhs had been spent to end of 1916–17.

Appendix **F.**—A tabular statement showing the the progress of aquisition in sanctioned schemes. Total 47¼ lakhs square yards acquired for nearly Rs. 485 lakhs; 5½ lakhs square yards yet to be acquired at a probable cost of Rs. 88½ lakhs.

Appendix **G.**—A tabular statement showing the progress made in leasing building sites on the Trust's developed estates. Total 879 sites covering 11 lakhs square yards leased at annual rentals aggregating nearly 14·5 lakhs, leaving 247 covering 2·6 lakhs square yards with rentals aggregating 2 lakhs yet to be leased.

Appendix **H.**—A list of police accommodation schemes undertaken by the Trust, showing that in 8 completed schemes accommodation for 28 officers and 392 men with their families and 19 horses has been provided on sites aggregating 0·2 lakh square yards in area, at a cost of Rs. 13·3 lakhs on which Government have to pay the Trust Rs. 0·62 lakh as annual rent.

Appendix **I.**—A list of chawls constructed for the poorer and working classes by the Trust, showing that in 57 completed chawls accommodation for 19,604 adults has been provided on sites aggregating 0·77 lakh square yards in area at a capital cost of Rs. 46·7 lakhs. Annual rents (from Rs. 3–4–0 to Rs. 5 per room per month) aggregating Rs. 2·77 lakhs per annum; capital cost per adult accommodated Rs. 213½.

Appendix J.—A list of roads constructed by the Trust. Total 98 roads aggregating 13¾ miles in length and 3·42 lakhs square yards in area handed over to the Municipality, including 14,358 square yards handed over in 1916-17; others complete and incomplete aggregating 4·4 miles in length and 1·80 lakhs square yards in area, yet to be handed over; cost of roads to date 100 lakhs for acquisition and Rs. 30¼ lakhs for construction: total Rs. 130¼ lakhs.

Acquisition.

Acquisition of Land. (a) Collector's Cases.

3. During the year under review there was only one Special Collector engaged in acquiring land for the Trust under the Land Acquisition Act. This office was held by Mr. G. A. Thomas, B.A., I.C.S., J.P. upto 22nd November 1916 and Khan Bahadur R. B. Vakil, B.A., LL.B., I.S.O. has been holding it since the 23rd November 1916.

Including the balance of 183 cases opened, but not concluded by the close of 1915–16, 248 land acquisition cases came before the Special Collector during the year 1916–17, of which 185 were outstanding at the end of the year and two were withdrawn from acquisition. In the 61 cases disposed of, awards amounting to Rs. 16,57,864 in all were made for land aggregating 54,490 square yards. This included nominal awards of Rs. 2 for 19,093 square yards omitting which the average rate for the remaining area was Rs. 46·84 per square yard. The Special Collector and his establishment cost the Trust Rs. 18,786.

The progress in acquisition was very slow. Omitting 19,093 square yards for which only nominal awards were made, the area acquired was about 8 per cent. of the area remaining to be acquired at the close of 1915-16 and was mostly acquired in the Sion-Matunga and Sydenham Road Street Schemes. Details of acquisition are given scheme by scheme in Appendix **K.**

The distribution between cases settled and contested was as follows:—

Settled amicably.			Contested.			Total.		
No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
43	Sq. yds. 36,593	Rs. 11,41,561	18	Sq. yds. 17,897	Rs. 5,16,303	61	Sq. yds. 54,490	Rs. 16,57,864

About 70% of the cases including almost all the important ones and absorbing about 69 per cent. of the total amount awarded, were settled. Besides these, 17 cases aggregating in area about 57,108 square yards and involving awards of Rs. 10,35,097 were settled during the year but awards in respect of them had not at the close of the year been declared as the settlements in some cases were arrived at in the months of February and March 1917, whilst in others questions of titles and easements had to be gone into and agreements had not been completed by the close of the year.

The readiness of owners to come to settlement still continues, but, as is to be expected, the remaining cases are more difficult of settlement than those already settled and it is possible that some of them will have to be fought out in the court.

The principal cases heard by the Special Collector in the year and in which the awards exceed Rs. 30,000 are set out in Appendix **L-1.** There are no special points of dispute in any of these cases but those in one of the references disposed of by the Tribunal are set out in Appendix **L-2.**

(*b*) Tribunal's Cases.

4. There was only one undisposed of reference at the close of 1915–16 and during the year under review 3 references for revision of awards (exclusive of those for apportionment and those on technical and legal points) were made by the Special Collector to the Tribunal of Appeal, all of which were disposed of by that body.

There was only one contested reference and in that the Collector's award was increased by Rs. 14,910, *i.e.*, 17 per cent.

There was one settled reference *viz.*, that in Case No. 303, Scheme No. 37. This property, which consisted of 131 square yards and a building, used as a stable on the ground floor and syces' rooms on the upper floor, was purchased by the claimant at Rs. 19,000. The Special Collector valued it on its present user, and awarded Rs. 14,434. The claimant demanded a reference, and his engineer claimed compensation on basis of the structure being utilized as a godown. This change of user had to be accepted, as the Tribunal in the reference in Case No. 316 in the same street had held that the user of the ground floor as a godown was in accordance with the user of other houses in the same street, and that the rent of Rs. 75 (Rs. 11·50 per 100 square feet) for the godown was a normal rent for the locality. The valuation of the property on this basis, exceeded the Special Collector's award by Rs. 2,766 and the reference was settled on payment of this excess amount.

The remaining two references were dismissed on account of non-appearance each party paying its own costs.

The following statement compares owner's claim, Trust valuation, Collector's and Tribunal's awards in these references :—

Serial No.	Scheme No.	Case No.	Owner's claim before the Collector.	Trust valuation.	Special Collector's award.	Tribunal's award.	No. of hearings.	Remarks.
			Rs.	Rs.	Rs.	Rs.		
1	37	145	1,35,450	69,730	89,439	1,04,349	16	Contested.
2	,,	303	19,750	13,834	14,434	....	1	Settled for Rs. 17,200 out and out.
3	,,	207	12,724	8,061	8,100	....	1	Dismissed.
4	,,	159	79,037	55,420	65,766	....	1	Do.

The total cost of the Tribunal in 1916–17 was Rs. 11,224 being Rs. 7,535 for compensation references and Rs. 3,689 for apportionment references, the Trust Solicitor's bills for compensation cases only amounted to Rs. 7,994 and the Trust had to pay Rs. 2,676 costs to the other parties. Thus the total cost of the Tribunal compensation cases only amounts to Rs. 18,205 which comes to 15 per cent. of the Rs 1,21,549 paid in compensation as a result of reference to the Tribunal and no less than 103 per cent. of the excess over the Collector's awards.

High Court Cases.

5. No appeals were filed in the High Court in 1916–17 and none were carried over from previous years.

Works.

Works General

6. The energies of the Engineering Department were in 1916–17, mainly devoted to the undermentioned works, which were responsible for the bulk of the expenditure (Rs. 5,63,824) debited to the capital account in the year apart from the Rs. 3,13,023 spent by the P. W. D. on police accommodation schemes *viz.* Rs. 38,062 on Gamdevi, Rs. 1,57,193 on Lamington Road, and Rs. 1,17,768 on Palton Road.

Item No.	Scheme. No.	Scheme. Name.	Nature of work.		Outlay in 1916-17.
					Rs.
			Chawls under all Schemes.		
1	29	Nowrojee Hill ..	Construction of Chinch Bunder Road chawls		1,24,206
			Street Schemes.		
2	3	Sandhurst Road	Paving and tarring footpaths and other minor works in connection with roads in the scheme ..	Rs. 5,600	
			Tarring and repairs to road between Dongri Street and Elphinstone Bridge for handing over to the Municipality	5,053	10,653
3	5	Dadar-Matunga .	Filling in low-lying lands	10,279	
			Construction of 60′, 40′ and 38′ roads, round the Tramway Co's. plot	11,293	
			Construction of 150′, 66′, 60′, 40′ and 26′ roads between Vincent Road and Dadar Station ..	25,446	
			Construction of storm water drains on 26′ roads	5,576	
			Large size storm water drain ..	10,563	
			Laying out the garden in King's Circle	1,858	
			Disposal of sewage by means of septic tanks and filter	3,968	68,983
4	31	Parel	Widening to 120′ the existing Suparibaug Road from Lalbaug to Elphinstone Road	19,989	
			Widening to 150′ existing Dadar and Vincent Roads from Elphinstone Road to the north end of the scheme	3,043	
			Construction of 40′ cross road near Choregully	4,402	
			Carried forward ..	27,434	2,03,842

Item No.	Scheme. No.	Scheme. Name.	Nature of work.	Rs.	Outlay in 1916-17. Rs.
			Brought forward ...	27,434	2,03,842
			Construction of 40′ east to west road through Mr. Chamarbaugwalla's property	3,071	
			Construction of 80′, 40′ and 20′ roads in the Lalbaug Estate ..	19,710	
			Construction of a portion of 50′ road south of Choregully ..	15,888	
			Construction of large size storm water drain on Vincent Road and water gullies and branch drains on the Eastern Avenue ..	59,944	
			Filling in lowlying lands	17,202	1,43,249
			Improvement Schemes.		
5	29	Nowroji Hill ..	Filling in lowlying lands, constructing a masonry retaining wall &c. and removing debris	9,052	
			Preparing the children's recreation ground &c.	1,386	10,438
6	32	East Agripada ..	Filling in and construction of roads.. ..		35,149
7	41	Undria Street ..	Remodelling houses in Cases 43 and 44 ..		11,083
			Improvement of Vested Lands.		
8	Schedule C	Flats	Levelling the plot on the Flats south of Clerk Road		20,232
			Mill Company's Chawl Schemes.		
9	42	Spring Mills chawls.	Construction of Spring Mills chawls ..		1,39,831
			Total Rs. ..		5,63,824

In addition, Rs. 1,35,001 were spent on general account works of which Rs. 53,576 were spent on repairs to 780 acquired buildings during the year. The other main items were Rs. 10,568 on maintenance of Trust gardens; Rs. 19,781 for repairs to Trust chawls; Rs. 31,295 for maintenance of streets and Rs. 17,514 on tools and plant.

Chief Works in Schemes.

Works in Schemes.

Sandhurst Road Estate.

7. Scheme 3.—The 40 feet cross road between Sandhurst Road and Charni Road was completed and handed over to the Municipality.

A considerable area of footpaths in front of completed buildings was paved and service passages tarred.

The Sandhurst Road cut through Nowroji Hill between Dongri Street and Elphinstone Bridge was completed and tarred for handing over to the Municipality.

Dadar-Matunga-Sion Estates.

Schemes 5 and 6.—Filling in in Schemes 5 and 6 by contractors' agency was mainly confined to the low-lying areas near the south end of Scheme 5.

The progress made during the year under report was even worse than in the previous year owing to slackness on the part of the contractors. The area filled in in the year was only 23,650 square yards, bringing the total area since the contractors began their work in February 1911 to 4,57,650 square yards, out of a grand total of 7,40,000 square yards, to be filled in by them.

After the rains, the contractors having practically failed to make any progress in the work, departmental labour had to be engaged on their account. The contractors having then ceased to employ any labour or to make any payments to the workmen, the work during the remaining portion of the year was carried on departmentally at their risk and cost. The Board have now had to call upon the contractors to withdraw from the remaining portion of their contract work. The locomotives and rolling stock having been kept by the contractors in a very bad state extensive and costly repairs had to be executed on them and this considerably retarded work.

The construction of the 38′ roadway of the Eastern Avenue at the south end of Scheme 5 and the north end of Scheme 31 was continued during the year and completed. The traffic from the existing Vincent Road was diverted on to this new road, the former was closed to traffic and the site thereof made available for the extension of the tramway from the present Elphinstone Road terminus to the new carriage sheds and workshops (Kingsway depot) of the Tramway Co. The company started the work of extension which was well advanced at the close of the year.

The Tramway Co. having laid the tram tracks on the site of the new 60 ft. road north of their workshops the work of providing kerbs and water tables and metalling this road was taken in hand during the year and completed from its junction with the Kingsway to the end of the Kingsway depot for a length of 1,100 feet.

The large size storm water drain required to continue the storm water drainage system round the tramway plot from Kingsway to the G. I. P. Railway culvert was completed during the year with the exception of the water gullies on a portion thereof which are to be taken in hand with the work of the road through the site of which this large drain passes.

The work of turfing and laying out the gardens in the King's Circle into walks, pergolas, lily-pools and flower beds and providing seats was completed during the year. The gardens form a very pleasant and attractive feature in the scheme.

The Board having sanctioned in T. R. No. 265 of 17th October 1916 the development of an area at the south end of Scheme 5 between Kingsway and the G. I. P. Railway Dadar Station and a large demand having arisen for building plots in that locality the work of constructing roads and drains was undertaken and was well advanced by the close of the year. Most of the storm water drains and pipe sewers in the new roads were completed.

The municipal sewerage system for the north of the Island not having been undertaken yet, it was found advisable to provide proper means for the disposal of sewage from the buildings to be constructed in the area mentioned in the last para. With that view a scheme for pumping the sewage through a sealed rising main and treating it in a set of septic tanks and biological filters was drawn up and approved by the Board (T. R. No. 14 of 23rd January 1917). Work in connection with this was at once started and the construction of the septic tanks, filter and rising main and sump was pushed on so as to be completed before the monsoon. In the meanwhile arrangements were made for obtaining the pumps and oil engines required for the pumping of the sewage. These are expected to be received and erected in time for use when the buildings on the leased plots are completed and ready for occupation.

Tree planting in the schemes was continued during the year and altogether 2,150 trees have upto the end of the year been planted in the Dadar-Matunga-Sion Estate since its development was started. They are being looked after by a special staff of malis and watering men and are all thriving.

Nowroji Hill Estate

Scheme 29.—The construction of the reinforced concrete chawls just off Chinch Bunder Road was almost completed and all the godowns and upper floor rooms in all the six chawls excepting the top floor rooms in chawl 6 were occupied. The top floor rooms in chawl 6 and the tarring of passages in front of the chawls will be completed shortly.

The area at the south end of the scheme lying between the Railway and the 60′ Chinch Bunder Road was cleared of its insanitary houses and its defective drainage was remedied by filling supported by a retaining wall along the G. I. P. Railway.

Under T. R. 238 of 19th September 1916 (*vide* Appendix **O-1**) a playground for children was laid out at the north end of the scheme and to the west of Chinch Bunder Road and provided with swings, giant stride, parallel bars &c. This has proved a great boon to the neighbourhood and is crowded with children every evening.

The quarrying of a portion of Nowroji Hill by departmental agency, was continued and the result of the working for the year under report is very satisfactory, considering that there is no demand for large stone owing to the war and that the quarrying operations were confined in the beginning of the year to the southern end of the scheme where there was a good depth of earth and moorum to be removed. The total amount of solid rock quarried in the year 1916–17, was about $4\frac{3}{4}$ lakhs c. ft. the cost of quarrying this amount was Rs. 34,000 and the total sale proceeds Rs. 57,800 leaving a profit of Rs. 23,800 a considerable increase on the profits of 1914-15 and 1915-16 which were Rs. 17,800 and Rs. 15,400 respectively. This profit would have been increased by Rs. 6,750 had not the Trust sold about $1\frac{1}{3}$ lakhs c.ft. of rubble metal etc, to the Municipality and the different Trust works at practically cost price.

The average net rate obtained, for solid rock was Rs. 6·30 per 100 c.ft., whereas in 1915–16 it was Rs. 5·82.

The 60′ Chinch Bunder Road was thoroughly repaired and handed over to the Municipality on 31st March 1917.

Parel Estate.

Scheme 31.—The filling in of the hollows and low-lying lands in this estate was continued the total during the year being 3,89,000 c.ft.

The work of constructing the eastern 38 feet roadway of the 150′ avenue in this estate was continued and completed during the year and the Tramway Co. were thereby enabled to undertake the extension of the Tramway from the present Elphinstone Road terminus to their new depot in the south of the Dadar—Matunga Scheme. This work was approaching completion at the close of the year and the line has since been opened for public traffic.

The work of the large size storm water drain on this length of the Eastern Avenue which was undertaken at the joint expense of the Municipality and the Improvement Trust was continued during the year and practically completed, a length of about 850 out of 4,000 r. ft. remaining to be done with some water gullies and branch drains therefrom.

The widening of the portion of Suparibaug Road in front of Mr. Chamarbaugwalla's property was completed. The construction of the 40 feet road through that property in accordance with the agreement was all but completed by the end of the year.

The widening of Suparibaug Road in front of the Jacob Sassoon Mills and upto Curry Road in order to remove a local constriction in the road was also continued and completed.

A number of plots having been taken up for building purposes near Lalbaug it was considered necessary to widen the existing Suparibaug Road at that end, so as to provide proper frontages for the new buildings. This widening was carried out on concrete foundations and was finished with tar carpetting on top and the whole laid to the ultimate grade and camber intended for the 120 ft. avenue. As the existing tramway tracks could not be realigned in the centre of the avenue for this short length and as the grade and camber of the existing road did not fit in with those of the widened portion a temporary footpath from 3′ to 20′ wide had to be interposed between the existing road and the new addition and the additional strip was made uniformly 28′ wide from the eastern kerb of the 120 feet avenue. This new strip has now been opened to traffic.

In this connection it may be mentioned that the long pending negotiations between the Trust and the Tramway Co. *re* the re-alignment of the present tramway tracks on Suparibaug to the centre of the 120 feet avenue were reopened during the year and certain terms in connection with the mode of construction and the apportionment of charges have been settled and approved by the Board.

Work on the 40 feet east to west road passing through Mr. Wadia's property (Case No. 19) and joining Suparibaug Road with Parel Government Gate Road was also continued during the year and practically completed with metalling water tables kerbs and lighting arrangements. The road has since been opened to the public.

Work on the south end of the 50 feet spine road of this estate was taken in hand for a length of 800 feet from Suparibaug Road. The storm water drain, sewer, water tabling and kerbs in the whole length and metalling of about one half of the road were completed during the year. This work was rendered necessary on account of large plots of land having been taken up for building purposes at the junction of this road with the Eastern Avenue.

Demands having been received for more building plots at the Lalbaug end, it was found advisable to carry out the drainage work of the interior roads in this area in advance of road construction and with that view the storm water drains and sewers in all the roads were taken in hand and completed except in a few small sections where buildings have yet to be removed. A small length about 550 ft. of the 20 ft. accommodation road at the back of the plots facing Suparibaug Road was also metalled and completed.

The tree plantation work in the scheme was continued during the year and 184 new trees were planted making in all a total of 614 trees planted upto the end of the year. These are being looked after by a regular staff of malis and watering men and are thriving well.

East Agripada Estate. Scheme 32.—The filling in of low lands in this scheme was nearly completed; only the small area round about Kalapani mosque remains to be dealt with.

The whole length of Water Street was completed, all the drains in Souter Street were laid and the road also was constructed except for a length of 200′ towards Ripon Road since completed. The footpaths in front of the completed buildings have all been tarred.

The whole length of the two roads off Clerk Road was completed and the roads opened to the public. They have yet to be connected with Haines Road.

The drains in cross road No. 1 were also laid. The footpaths in front of the completed buildings were tarred.

Undria Street Scheme. Scheme 41.—During the year under report two more properties were remodelled.

Spring Mills chawls. Scheme 42.—The construction of the chawls was carried on satisfactorily. Two blocks were completed and handed over to the mill company and the three other front blocks are nearing completion. At the instance of the agents the development plan has been altered and the construction of the three blocks in the rear was started in the current year.

Nepean Sea Road. Reclamation. Scheme 49.—The filling in of the small area in the rear of Bai Zaverbai Mangaldas's compound was completed and the filled in land handed over to Bai Zaverbai in accordance with her agreement with the Trust.

General Administration

Changes in Trust Programme.

8. No new scheme was added to the Trust programme during 1916-17, Scheme No. 43, Parel Road, Central Section and Scheme No. 47, Parel Road, Northern Section were sanctioned in April and declared in May 1916. Acquisition proceedings were started during the year. The effect of these schemes will be to complete the main avenue 8 miles long from the Fort to the extreme north of the Island. In these 2 sections the road which now varies from 65′ to 80′ in breadth will be widened to 120′—a carriage way of 80′ and 2 footpaths each 20′ broad.

Scheme No. 49 for the reclamation of a tiny portion of the foreshore at Nepean Sea Road was sanctioned in July, and completed in December 1916. Its effect is merely to complete the reclamation of a small area which had been unauthorizedly occupied and partially reclaimed by Bai Zaverbai Mangaldas for the protection of her land adjoining.

Poorer Classes Accommodation Schemes.

In the Spring Mills Scheme (No. 42) for housing the mill employés 5 out of the 8 blocks were under construction in 1916-17; two of them were completed by the end of the year and have since been occupied. Sanction was given to the alteration of the scheme so as to provide for the erection of a block of eight shops at the northern end of the site, the construction of a *nhani* and a loft in the verandah of each room, and the conversion of the open washing places into closed bath-rooms.

The Directors of the Kohinoor Mills, who had under consideration the scheme referred to in the 1915-16 report for housing their employés, have not yet made a definite application to the Board for the preparation of a scheme; it is understood that the present extraordinary cost of building materials is the chief obstacle.

Police Accommodation Schemes.

Full information regarding all police accommodation schemes on the Trust's programme will be found in Appendix **H-2.** The main features in the record of 1916-17 were the completion of the Gamdevi Scheme and substantial progress of constructional work on the Lamington Road and Palton Road Schemes on which Rs. 3·1 lakhs were spent during the year. The Sandhurst Road East Scheme was sanctioned in January and declared in March 1917. Other schemes of less pressing urgency were held in abeyance in pursuance of the policy of rigid economy in capital expenditure enjoined on all local bodies by Government on account of the war.

Changes in Trust Estates, 3 chedule C Government lands.

9. Government have, from time to time, been obliged to resume, for public purposes, portions of the Government land originally vested in the Trust for 99 years. Upto 31st March 1916 these resumed areas aggregated over 10 lakhs square yards of the schedule value of Rs. 22·5 lakhs and of estimated market values at dates of resumption aggregating Rs. 49·3 lakhs. During 1916-17 a plot of land measuring 22,563· square yards was resumed by Government for the Municipality in connection with the King Edward VII Memorial Hospital, the Trust receiving

Rs, 2,03,067 as the value of the land. By the end of 1916-17 the Schedule C lands (Government lands temporarily vested in the Trust) had thus been reduced from the original area of 30·8 lakhs of square yards to 19·8 lakhs and their schedule value from Rs. 74·2 to Rs. 49·8 lakhs. The Trust have received Rs. 10·91 lakhs in compensation for the areas resumed since the amendent of the Act in 1913. Under the original Act the areas taken before 1913 were taken without payment of compensation. Details of Schedule C land vesting in the Trust will be found in Statement A attached to Appendix **D-5.**

Schedule D Municipal lands.

Details of Schedule D lands vesting in the Trust, will be found in Statement B attached to Appendix **D-5.** By 31st March 1916 these lands had been reduced by acquisition and resumption from the original 7·5 lakhs of square yards valued at Rs. 18·4 to 7·24 lakhs of square yards valued at Rs. 17·1 lakhs, the Trust receiving Rs. 2,175 in compensation for the 548 square yards acquired for B. B. & C. I. Railway in 1914-15 but nothing for the land resumed as it was all resumed before 1913. There were no resumptions during 1916-17.

The net change in the Trust's estates effected during the year is set out in the following figures of which full details will be found in Appendix **D-4** to this report and that for 1915-16 :—

—	—	As at beginning of 1916-17.	As at end of 1916-17
	Developed Land.	sq. yards in thousands.	sq. yards in thousands.
Appendix D-4, col, 5 ..	Permanently leased	895	1,019
,, ,, ,, 5 ..	Trust's chawl sites	76	80
,, ,, ,, 9 ..	Yet to be permanently leased ..	296	258
,, ,, 12,13 & 14.	Remainder, roads, open spaces, etc. .	509	535
,, ,, ,, 15 ..	Total. ..	1,776	1,892
,, ,, ,, 7 ..	Rent of permanently leased area ..	Rs. 12·7 lakhs	Rs. 14·5 lakhs
,, ,, ,, 16 ..	Area of undeveloped land in thousands of sq. yards.	5,274	5,172
,, ,, ,, 3 ..	Cost of acquisition of undeveloped land.	Rs. 231 lakhs.	Rs. 246 lakhs.

At the end of 1916-17, of the total 1,562 acres vested in or acquired by the Trust about 2/3rds remained to be developed; of the developed plots area

about one-fifth remained to be leased; but while the land leased averaged Rs. 31 per square yard in value, the value of land yet to be leased is put at an average of Rs. 18 per square yard only.

Progress of Development.

10. By their resolutions Nos. 192 and 34, dated 31st July 1916 and 13th February 1917, respectively, the Trustees sanctioned the lay-out of portions of the Nowroji Hill Estate aggregating 32,100 square yards. These two areas lie immediately to the north of a densely congested district in which godowns for the storage of grain and other merchandise are in great demand and provision has accordingly been made for accommodating a considerable number of such godowns in these areas. A playground having an area of about 3,836 square yards, *i.e.*, 23 % of the developed section in which it lies, has also been provided; and in order that as much as possible of the westerly breeze may find access to this playground open spaces 30 feet in width have been left above first floor level between the main blocks of buildings facing Dongri Street.

The lay-out of a further portion 6,336 square yards of the East Agripada (North) Estate was sanctioned under resolution No. 265, dated the 17th October 1916 leaving 105,680 square yards yet to be developed. There is as yet but a small demand for plots for residential purposes on this estate; and the demand is not likely to improve so long as there is open land just outside the estate on which buildings can be erected under municipal by-laws which are far more favourable to the speculative builders than the Trust's building regulations.

The Trustees also sanctioned the development of the south-western portion 27,234 square yards of the Dadar-Matunga Estate and sixteen of the plots aggregating 10,600 square yards or 37 % of the whole area to be leased were disposed of before the end of the year. A small playground has been provided having an area of about 2,800 square yards, *i. e.*, 8 % of the developed section in which it lies.

Under resolution No. 78, dated the 27th March 1917, the Board accorded sanction to the lay-out of an area of about 59,000 square yards in the Suparibaug Estate. This lay-out provides for grouping of a number of plots round a recreation ground which occupies the sites of a number of disused quarry pits and which has an area of about 12,320 square yards or 21 % of the developed section in which it lies.

About 90 % of the area in Scheme 31 (Parel Street Scheme) has now been developed and there has been a brisk demand for the plots fronting on Suparibaug Road.

The Trustee's Resolutions sanctioning the developments of 1916-17 will be found in Appendix **O-2**, and the plans in a pocket attached to the cover of this report.

Dishousing and re-housing.

11. Up to the beginning of 1916-17, completion certificates had been issued for 392 buildings on Trust estates (exclusive of Police and Trust chawls); and taking into consideration the buildings which had been occupied

with permission without completion certificates, the accommodation that had been made available by private enterprise was as follows:—

1,526 shops, 270 godowns, 1 shoeing forge, 3 soda water factories, 1 rope factory, 1 soap factory, 1 tin-smith's shop, 1 iron foundry, 1 church, 4 theatres, 4 temples, 5 show rooms, 1 workshop, 9 houses for clubs and other associations, 3 schools, 1 music school, 4 hospitals, 2 office buildings, 7 electric sub-stations, 1 jamatkhana, 3 hotels, 1 hostel, 5 garages, 1 coach-house, 2 motor workshops, 1 printing press, 1 lecture hall, 1 stable for 10 bullocks, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 8 milch-cattle stables for 750 buffaloes, 1 cabinet workshop, 1 sanitary institute, 6,255* tenements for families (2,628 of which were one-room tenements, 839 two-room tenements and 1,652 larger tenements) and 1,136 servants' rooms.

* Exclusive of 469 tenements for clubs, schools, hotels, etc., as under:—

One-room tenements	391
Larger tenements	9
Servants' quarters	69
	469

In 1916-17 completion certificates were granted for 34 new buildings and including other buildings for which permission to occupy was granted, the following further accommodation was made available by private enterprise:—

112 shops, 56 godowns, 1 motor garage, 1 motor workshop and show room, 1 coach-house, 1 workshop, 1 weaver's shed for 50 looms and a rope factory, 1 photographic studio, 1 lying-in-hospital for 22 beds, 1 electric sub-station with 4 offices, 2 schools, 1 post and telegraph office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 7 milch cattle stables for 2,909 animals, 451 tenements for families (200 of which were one-room tenements, 100 two-room tenements and 151 larger tenements) and 63 servants rooms.

At the end of the year completion certificates remained to be granted for 189 buildings in progress of which 89 were partly occupied and 100 unoccupied, while there were 91 leased plots on which the buildings had not yet been commenced.

The number of vacant tenements in the Trust's acquired houses and chawls was 1,574 at the beginning and 937 at the end of the year. The 77 buildings demolished on the Trust estate during the year contained 1,049 tenements including 734 of one-room each. In accordance with the practice of the last 6 years no tenant was dishoused until a vacant tenement had been offered to him in the Trust's acquired buildings at the same rent as he had hitherto paid or less. About half of the dishoused refused these offers, preferring to take rooms in houses which were not liable to be demolished in the next few years as the Trust-acquired houses are. The occupants of 394 tenements were transferred to vacant tenements in Trust-acquired buildings and those of the remaining 655 tenements sought new accommodation outside the Trust estate. On the other hand the new residential accommodation made available for the City population in the Trust estate during the year (neglecting shops and other non-residential quarters) amounted to 1,208 tenements, *viz.*:—

In lessees' houses	514
In Police chawls	260
In Spring Mill chawls	126
In Trust Chinchbunder chawls	308
Total	1,208

So the long standing balance against the Trust in the way of excess of tenements demolished over new tenements provided on the Trust's estates was reduced by (1,208-1,049) = 159 and now stands at 8,333 as shown below:—

Tenements	demolished to date		22,436
Do.	provided in Trust's chawls	4,750	
Do.	semi-permanent camps	953	
Do.	Police chawls	1,162	
Do.	Board's lessees' buildings	7,238	
			14,103
	Balance against the Trust ..		8,333

Details are given in Appendix **N.**

Out of the total 369,000 square yards added to floor areas in the whole City in the 3 last years, an area of 100,000 square yards was provided on Trust estates as shown in the following table:—

	No. of buildings.			Shops and godowns.		Residences.		Total net increase of floor area sq. yds.
	New.	Altered.	Total.	No.	Floor area sq. yds.	No. of tenements.	Floor area sq. yds.	
1914-15.								
In Trust estates ..	33	..	33	208	8,975	414	22,957	31,932
Outside ,, ,, ..	224	117	341	246	15,253	2,529	46,153	61,406
Total ..	257	117	374	454	24,228	2,943	69,110	93,338
1915-16.								
In Trust estates ..	51	..	51	183	7,089	476	27,635	34,724
Outside ,, ,, ..	325	225	550	328	35,210	3,413	67,875	1,03,085
Total ..	376	225	601	511	42,299	3,889	95,510	1,37,809
1916-17.								
In Trust estates ..	56	..	56	168	6,251	514	27,539	33,790
Outside ,, ,, ..	340	164	504	450	44,254	3,344	60,065	1,04,319
Total ..	396	164	560	618	50,505	3,858	87,604	1,38,109

Long Leases.

12. The plots leased up to the end of 1916-17 aggregated 879 measuring about 10,98,900 square yards or 227 acres valued at Rs. 329 lakhs with a present annual rental of Rs. 14,53,900 and an ultimate annual rental of Rs. 15,09,000. The value is arrived at by capitalizing the rental at 22¼ years' purchase and adding thereto premia paid by lessees.

The plots agreed to be leased in 1916-17 on 99 or 999 years' building leases were as under:—

Agripada	5
Chaupati East	1
Chaupati West(Distillery plot)	4
Nepean Sea Road	1
Princess Street	12
Sandhurst Road	20
Gamdevi	37
Dadar-Matunga	19
Sion-Matunga	1
Mandvi-Koliwada	2
Mathew Road	1
Lalbaug and Sauparibaug	11
East Agripada	2
Bhatwadi	1
Undria Street	1
	118

The following lands were sold to the Municipality during the year:—in Scheme 8, one plot admeasuring 553 square yards for Rs. 44,240 and in Scheme 31, two blocks admeasuring 13,273 square yards for Rs. 1,17,360. A further portion admeasuring 22,563 square yards of the Parel Estate was resumed by Government the compensation being agreed at Rs. 2,03,067. Taking 4% on these amounts as the equivalent of the annual rent on leased plots the figures indicating progress in the disposal of the Board's lands in the year stand as follows:—

Analysis of Trust's land transactions in 1916-17.

No.	Particulars.	No. of plots.	Area sq. yds.	Capital value Rs.	Annual rent Rs.	Remarks.
I	Plots leased, *vide* Appendix G–2	118	1,02,414	39,69,183	1,77,440	
	Trust's chawls.					
II	Scheme 29...	..*	2,776	1,25,045	5,620	* The remaining portion of plot included in 1915-16.
	Land sold.					
III	Scheme 8	1	553	44,240	1,770	Annual rent at 4 % on value.
	,, 31	2	13,273	1,17,360	4,695	
	Schedule C...	1	22,563	2,03,067	8,123	
	Police Accommodation Schemes.					
IV	Scheme 39, Sandhurst Road East ...	4	2,773	1,96,810	8,856	
	,, 40, Byculla ...	1	16,369	..... *	..... *	* Nominal, as the sites are Govt. property vested in Trust for 60 years.
	,, 44, Maharbaudi..	1	2,724	..... *	..... *	
V	Total plots disposed of ...	128	1,63,445	46,55,705	2,06,504	
	Less.					
VI	Plots disposed of in 1916-17 or earlier but relinquished to the Trust in 1916-17	3	3,262	89,890	4,040	
VII	Net plots disposed of in 1916-17	125	1,60,183	45,65,815	2,02,464	
	Corresponding figures for 1915-16	94	2,29,633	33,68,516	1,51,394	
	Do. 1914-15 ..	22	75,747	10,42,279	46,844	
	Do. 1913-14 ...	81	2,88,667	28,76,013	1,29,256	

In Appendix **G-1** are given the details of leasing to date on each estate and a detailed list of plots leased in 1916-17 with their areas, rentals, etc., is given in Appendix **G-2.**

Both in number and value the plots disposed of during the year exceeded those disposed of in the 2 previous years together. The number was again a record and in point of value the total far exceeded that of any previous year. The total area fell below that of 1915-16 and 1913-14 but was well above the average. All the remaining plots on the Gamdevi Estate were disposed of and a successful start was made on the Dadar-Matunga Estate. There are now only two plots left unleased in Princess Street and 23 in Sandhurst Road. In the 5 estates in which there were the largest transactions the value per square yard of the land disposed of was as follows:—

	Maximum.	Minimum.	Average.
Princess Street	Rs. 180	120	144
Sandhurst Road	,, 204	25	74
Gamdevi	,, 25	18	20
Dadar-Matunga	,, 12	8	11
Lalbaug and Suparibaug	,, 32	25	27

13. There were 860 acquired buildings in charge of the Trust at the commencement of the year, and 53 were acquired during the year ; out of the total of 913, 77 were demolished during the year. **Short Leases.**

At the end of the year the Trust had 836 such buildings containing 9,228 tenements of the aggregate gross annual rent of Rs. 11,31,516. The net change during the year is shown below:—

On	Buildings.	Tenements.	Gross rental, in lakhs Rs.	One room tenements.	Two room tenements.	Larger tenements.	Shops	Godowns.	Factories, &c.
1—4—1916	860	10,337	10·85	7,876	908	462	653	134	304
31—3—1917	836	9,228	11·31	6,853	1,017	499	543	133	183

The rents realized from acquired buildings in 1916–17 aggregated Rs. 9,59,043. The total temporary revenue realized during the year was Rs. 12,50,547 which compares with the corresponding figures of the previous two years as under :—

——	1914—15.	1915—16.	1916—17.
	Rs.	Rs.	Rs.
Rents from acquired buildings	7,44,951	8,16,365	9,59,043
Rents from lands let for temporary structures, &c.	2,01,419	2,06,951	2,22,102
Rents from lands let for storing materials, &c.	29,922	29,785	32,136
Rents from lands let for cultivation, &c...	50,058	40,758	37,266
Total ..	10,26,350	10,93,859	12,50,547

The increase in rents realised from acquired buildings in spite of the fact that the number demolished in the year (77) exceeded the number acquired (53) is due to the fact that the latter being mostly in Sydenham Road Scheme and some in Central Parel Road Scheme, commanded far higher rents (Rs. 11,090 gross per month) than those (Rs. 5,905 gross per month) of the former which were mostly poor houses in Nowroji Hill and houses on sites required for permanent leasing in Sandhurst Road Estate.

The small decrease in agricultural rents is mainly due to part of the cultivable area in the Parel Estate being taken up for development as building land.

14. The average population of the Board's chawls and semi-permanent camps throughout the year was 18,247 as shown in the following table :— **Administration of Chawls.**

Serial number.	Names of chawls and semi-permanent sheds or health camps.	Average population.	Deaths from											Analysis according to age.				Death rate per 1,000 in the year.				Remarks.
			Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other causes.		Total excluding outsiders.	Under 1 month.	Over 1 month & under 12 months.	Over 1 year and under 10 years.	Others.	1913.	1914.	1915.	1916.	
			A	B	A	B	A	B	A	B	A	B										
1	Agripada A chawls	1,136	1	..	1	..	..	..	1	..	25	..	28	3	2	4	19	37·81	39·67	33·51	24·63	The average population is arrived at by taking the population for each chawl at the end of each month and dividing the total by 12.
2	„ B chawls	2,729	7	3	..	..	1	2	7	1	69	18	84	2	14	15	53	25·21	25·17	28·90	30·78	
3	„ C chawls	1,623	2	1	..	..	..	..	4	..	32	..	38	2	4	6	26	28·93	39·18	22·31	23·41	
4	Nagpada A chawls	471	1	..	..	..	..	..	1	..	5	..	7	..	1	1	5	18·83	12·53	26·85	14·86	
5	„ B chawls	476	..	..	..	..	..	..	..	..	10	..	10	..	2	2	6	11·88	19·88	19·65	21·01	
6	Chandanwadi chawls	2,230	..	..	..	..	1	..	1	..	42	4	44	6	10	7	21	19·53	28·58	21·31	19·73	
7	Imamwada chawls	2,929	2	..	..	..	..	..	8	1	47	1	57	3	5	10	39	29·23	30·78	22·40	19·46	
8	Princess Street chawls	229	..	..	..	..	..	..	..	..	2	..	2	1	..	..	1	25·97	12·88	17·62	8·73	
9	Mandvi Koliwada chawls..	778	..	..	..	..	..	..	..	..	5	..	5	..	1	..	4	30·26	22·19	26·99	6·43	
10	Suparibaugh chawls	1,501	..	..	..	..	..	..	2	..	22	..	24	1	5	1	17	19·40	21·53	15·68	15·99	
11	Chinch Bunder chawls	810	..	..	..	..	..	..	1	..	3	..	4	..	1	..	3	..	..	..	..	Inhabited for part of the year only; therefore not included in death rate for total.
12	Semi-permanent sheds, Palton Rd.	829	..	..	..	..	..	..	1	..	12	..	13	..	2	..	11	39·44	41·27	20·13	15·68	
13	„ Chaupati..	828	2	..	..	..	..	..	1	..	8	..	11	..	..	1	10	9·20	31·61	25·16	13·29	
14	„ Agripada..	1,089	..	..	..	..	..	..	1	..	12	..	13	..	3	6	4	..	4·93	4·72	11·94	
15	„ Suparibaugh	589	..	..	..	..	1	..	..	..	2	..	3	..	1	..	2	..	8·81	9·45	5·09	
	Total ..	18,247	15	4	1	..	3	2	28	2	296	23	343	18	51	53	221	25·49	27·30	22·13	19·44	
			19		1		5		30		319			343								

A = Regular residents. B = Outsiders brought in sick or diseased.

The death rate for the different sections in the City has increased as compared with the figures of the last 2 years, but it is worth noting (a) that for the same period the death rate of the chawls has diminished except in Agripada B. & C. chawls, Nagpada B. where it has slightly increased, & semi-permanent sheds at East Agripada where in spite of a big increase the rate is still very low ; (b) that for the year under review the death-rates for all the Trust chawls have continued to be much below the general death-rate for the city. The fall during the year under review in death-rate of Agripada A. chawls may be due to the introduction of the full flushing water closet system in place of the intermediate system existing before April 1916. Whatever the cause, it is very satisfactory to find the death rate far lower than in any previous year, the improvement being particularly marked among children.

Separate blocks or floors are reserved as far as practicable in the chawls for people of different religions. The following table gives the classification of the inmates of the chawls by religion according to the census of December 1916 :—

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Others.	Total.	Remarks.
Agripada..	1,745	2,328	543	698	14	5,328	
Chandanwadi	331	1,191	180	536	....	2,238	
Princess Street	....	228	....	....	....	228	
Imamwada	....	1,554	1,242	....	....	2,796	
Nagpada	....	412	347	111	79	949	
Mandvi-Koliwada ..	....	685	....	63	....	748	
Chinch Bunder	....	596	5	....	....	601	
Suparibaugh	438	348	155	507	4	1,452	
Total ..	2,514	7,342	2,472	1,915	97	14,340	
Semi permanent sheds at							
East Agripada	1,035	24	69	....	....	1,128	
Palton Road	14	720	1	....	12	747	
Chowpati..	....	1,015	....	5	....	1,020	
Suparibaugh	460	....	....	....	....	460	
Miscellaneous	139	153	9	....	....	301	
Total ..	1,648	1,912	79	5	12	3,656	

The occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the principal tenants.	Locality of chawls.									
	Agripada.	Chandan-wadi.	Princess Street.	Mandvi Koliwada.	Nagpada.	Imamwada	Suparibaug.	Chinch Bandar.	Workmen's cottages-Matunga.	Total.
	No. of principal tenants.									
Mills	394	2	..	..	7	2	58	..	..	463
B. B. & C. I. Railway	40	14	..	..	10	3	48	10	..	126
G. I. P. Railway	149	8	..	4	30	5	241	22	15	474
Municipality	74	2	..	..	16	15	9	8	..	124
Port Trust	26	2	..	3	6	24	2	20	..	83
Police	17	6	1	1	9	27	2	7	..	70
Improvement Trust	18	5	1	1	3	9	3	1	..	41
Under Government but not in Police ..	71	15	6	8	42	22	5	12	..	181
Fishermen	..	..	2	95	..	6	..	20	..	123
Hospitals, missions and schools.. ..	16	8	..	3	10	14	4	...	..	55
Factories	79	15	1	7	11	87	16	4	..	220
Docks	30	113	1	7	9	21	5	29	..	215
Hawkers	63	38	7	32	33	83	6	9	..	271
Shop-keepers	62	10	..	38	..	27	1	2	..	140
Curd-sellers	66	..	..	..	2	..	..	..	..	68
Office peons	64	76	14	5	13	52	5	23	..	252
Office clerks	58	45	2	9	8	24	14	10	..	170
Domestic servants	55	50	..	2	6	4	6	10	..	133
Cart-drivers	35	3	..	1	1	7	..	4	..	51
Artisans	92	46	2	2	3	65	8	21	..	239
Tailors	12	35	..	1	7	23	15	4	..	97
Coolies	119	76	20	11	8	203	2	25	..	464
Barbers and dhobies	9	19	...	1	5	7	11	3	..	55
Pressmen	14	13	2	2	9	83	2	10	..	135
Sundry occupation	51	55	4	13	36	69	12	27	..	267
Unemployed	39	15	1	6	3	24	3	8	..	99
Total No. of occupied rooms ..	1653	671	64	252	287	906	478	289	15	4615
Vacant rooms	8	1	..	..	1	..	2	19	..	31
GRAND TOTAL ..	1661	672	64	252	288	906	480	308	15	4646

The occupations followed by the principal tenants of Board's semi-permanent sheds are shown in the following statement:—

Occupation or place of employment of the principal tenants.	Locality of semi-permanent heds.									
	Kalapani.	Haines Road.	Palton Road.	Chaupati.	Suparibaug.	Sion.	Tank Pakady.	Naigaum.	Sheds for sweepers.	Total.
	No. of principal tenants.									
Mills	8	22	2	20	1	3	..	..	..	56
B. B & C. I. Railway	1	..	..	1	..	..	..	..	..	2
G. I. P. Railway	1	..	10	2	11	3	..	..	..	27
Municipality	10	..	3	7	98	..	24	..	..	142
Port Trust	22	8	2	..	....	1	..	..	..	33
Police	....	..	..	3	..	..	..	..	..	3
Improvement Trust	1	2	14	6	..	1	..	..	..	24
Under Government but not in Police ..	....	..	3	..	..	..	..	..	..	3
Fishermen	....	..	9	23	..	1	..	..	..	33
Hospitals, missions and schools ..	3	..	..	7	..	..	..	..	..	10
Factories	2	8	..	13	..	..	..	..	..	23
Docks	8	7	25	2	..	..	..	..	..	42
Hawkers	17	29	40	..	..	..	..	..	..	86
Shop-keepers	5	..	10	5	..	..	..	6	..	26
Curd-sellers	....	..	..	..	..	..	..	..	..	..
Office peons	..	..	15	57	..	..	..	..	..	72
Office clerks	..	..	3	..	..	..	..	..	..	3
Domestic servants	2	..	..	..	..	..	..	..	..	2
Cart-drivers	....	7	2	..	..	..	..	..	..	9
Artisans	..	7	4	..	..	..	..	..	..	11
Tailors	....	..	..	..	..	..	..	..	..	..
Coolies	17	20	72	61	5	5	..	..	..	180
Barbers and dhobies	..	..	..	23	..	..	..	..	..	23
Pressmen	..	..	4	30	..	..	..	..	..	34
Broom-makers	34	..	..	..	..	..	..	..	..	34
Sundry occupations	1	..	18	..	2	..	..	14	..	35
Unemployed	1	..	10	....	..	..	..	..	..	11
Sweepers employed in the B. I. Trust ..	..	..	..	..	..	..	..	..	23	23
Total number of occupied rooms ..	133	110	246	260	117	14	24	20	23	947
Vacant rooms	..	..	2	2	..	1	..	..	..	5
GRAND TOTAL ..	133	110	248	262	117	15	24	20	23	952

It will be seen from the preceding statements that the chawls and sheds are occupied chiefly by people working in mills, factories and Railway workshops, by Government, Municipal, Port Trust and Improvement Trust servants, and by office peons, fishermen, hawkers, artisans and coolies.

The following statement shows where the principal tenants of Board's chawls and semi-permanent sheds lived prior to their admission into these chawls:—

—	Number of principal tenants who came from			
	demolished buildings in Board's schemes.	buildings in Bombay outside the schemes.	up-country.	Total.
Permanent chawls.				
Chandanwadi	200	441	30	671
Princess Street	63	1	..	64
Mandvi-Koliwada	189	63	..	252
Imamwada	307	553	46	906
Nagpada..	42	229	16	287
Agripada	451	1,006	196	1,653
Suparibaug	32	369	77	478
Chinch Bunder	289	..	..	289
Workmen's cottages, Matunga	..	15	..	15
Total ..	1,573	2,677	365	4,615
Semi-permanent sheds.				
East Agripada	193	56	18	267
Palton Road	234	12	..	246
Chaupati	195	53	12	260
Suparibaug	117	..	..	117
Miscellaneous	23	30	4	57
Total ..	762	151	34	947

The erection of chawls at Chinch Bunder consisting of 7 blocks containing 372 rooms and 33 godowns was sanctioned under Trustees Resolution No. 133 of 24th June 1913. During the year under review 308 living rooms and 33 godowns were completed and occupied about half in 1916 and half in 1917. The rent of each of the godowns is Rs. 55/- per month (Rs. 6·11 per 100 sq. ft) and that of the living room is Rs. 5/- (Rs. 4·17 per 100 sq. ft.) There was no difficulty in getting these rooms occupied as they were readily taken up by the displaced tenants in Scheme 29.

The total rental of the 4,732 rooms in the Trust's chawls including the 341 rooms of the new Chinch Bunder chawls amounted to Rs. 2,51,023 per annum. The revenue actually collected amounted to Rs. 2,50,416 or 99·41 per cent. of the total recoverable Rs. 2,49,635 of the year plus previous arrears of Rs. 2,254. The difference between Rs. 2,51,023 and Rs. 2,49,635 *viz.* Rs. 1,388 is due to vacancies.

The total rental of the 1,081 rooms in the Trust's semi-permanent sheds is Rs. 32,085 per annum. The revenue actually collected amounted to Rs. 31,845 or 98·12 per cent. of the total recoverable Rs. 31,914 of the year plus previous arrears of Rs. 539. The difference between Rs. 32,085 and Rs. 31,914 *viz.* Rs. 171 is due to vacancies.

The percentage of outgoings to gross revenue in the Trust's chawls is as in the margin.

Particulars.	Permanent chawls.		Semi-permanent sheds.	
	1915-16.	1916-17.	1915-16.	1916-17.
Sanitary staff	3·59	3·41	8·27	8·30
Pump men	1·41	1·28	0·00	0·00
Cost of management and establishment ...	7·50	7·50	7·50	7·50
Municipal taxes ...	11·68	12·52	10·42	10·31
Repairs, maintenance and supply of stores...	9·79	7·60	3·90	3·49
Vacancies	1·00	0·55	0·97	0·53
Total ...	34·97	32·86	31·06	30·13

The decrease is mainly under repairs and maintenance there being no special repairs in 1916-17.

On the basis of the maximum annual rental of Rs. 2,51,023 and outgoings at 32·86 per cent. the net annual income of permanent chawls works out to Rs. 1,68,537 or 3·96 per cent. on the cost of chawls, Rs. 42,55,779 including land (*vide* Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at 4·61 per cent. per annum, *i e.*, Rs. 1,96,191 or Rs. 27,654 more than the net annual income from the chawls. The average population of the chawls during 1916-17 was 14,912.

Finance.

15. The greater portion of the 1914 loan was raised in 1915-16 and this with the 25 lakhs loan raised in January 1916 and the curtailment of capital expenditure under the orders of Government left a large opening balance of nearly Rs. 60 lakhs for 1916-17; so no loan was required during that year. The Trust's total borrowings up to date stand at Rs. 568 lakhs (face value) involving interest and sinking fund charges of Rs. 25·71 lakhs per annum on net receipts of Rs. 560 lakhs (allowing for premia and discount in different years). These charges have always been regularly and punctually

Loan.

paid. Full details are given in appendix C. The average charges come to 4·59 per cent. on net receipts, the average rate of loans to date being Rs. 98-9-5.

Sinking Fund. The sinking fund for the repayment of loans raised by the Board has been invested in public securities, full details of which are given in appendix C.

Interest on Surplus Cash Balances. 16. The present banking arrangements of the Trust were described in para. 16 of the annual report for 1912-13.

The Board's earnings in the years before and after the expiry of the special contract entered into with the Bank of Bombay in 1909 are compared in the following table :—

Particulars.	Under old arrangements with Exchange Banks.				Under special contract with the Bank of Bombay.*				After the termination of the contract.			
	1906-07.	1907-08.	1908-09.	Up to 8th July 1909.	After 8th July 1909.	1910-11.	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.	1916-17.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1. Average daily balances (in lakhs)—												
(*a*) Interest bearing	19·71	19·95	12·03	6·30	33·48	30·48	50·58	45·04	29·82	15·79	43·62	51·98
(*b*) Non-interest bearing. ..	0·91	0·54	1·67	5·21	15·00	7·31	0·75	0·63	0·29	0·23	0·29	0·13
2. Interest earned on the above (in lakhs)	0·89	0·92	0·37	0·04	0·72	1·02	1·63	1·65	1·36	0·59	1·76	2·29
3. Average rate per cent. of interest—												
(*i*) of 2 on 1 (*a*)...	4·53	4·63	3·08	2·34	2·95	3·37	3·24	3·66	4·55	3·72	4·04	4·41
(*ii*) of 2 on 1 (*a*) and (*b*). ...	4·33	4·50	2·70	1·28	2·04	2·72	3·19	3·60	4·51	3·66	4·01	4·39
4. Average Bank rate.	6·37	5·84	5·56	5·91	4·65	5·33	4·97	5·35	5·38	5·44	6·03	6·31
5. Percentage of 3 (*ii*) to 4	68	77	49	40		51	64	67	84	67	66	70

* The special arrangement with the Bank of Bombay expired on 8th July 1912.

The average rate of interest earned in 1916-17 on the whole of the daily balance, whether invested or not, was 4·39 per cent. as against 4·01 per cent in 1915-16. The fall from the record of 4·51 per cent. in 1913-14 was due to the effect of the war on the money market.

On comparison of the actual earnings of the year with what would have been earned had the contract with the Bank of Bombay been continued it is found that the Trust gained about Rs. 14,500/– in 1916-17 by determining the contract, earning 4·39 per cent. per annum on an average daily balance of Rs. 52·11 lakhs, whereas under the old contract the earnings would have been 4·11 per cent. per annum.

Accounts of 1916-17. 17. The audited accounts of the Board for 1916-17 are attached to this report.

The total receipts and expenditure of 1916-17 were as follows:—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
Capital account	Rs. 59,72,278	15,96,286	39,56,354	36,12,210
General account	,, ...	41,18,183	31,13,446	10,04,737
Total ...	Rs. 59,72,278	57,14,469	70,69,800	46,16,947

18. The Board's capital receipts other than receipts from loan come under four main heads, *viz.*, sale of lands, sale of right to demolish acquired buildings, sale of quarrying rights and composition of rents. Capital Account.

The receipts under these heads in the last five years are compared below:—

—	1912-13.	1913-14.	1914-15.	1915-16.	1916-17.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Sale of lands	3,89,359	7,90,456	7,99,884	1,12,579	13,79,285
2. Sale of right to demolish acquired buildings.	92,882	75,420	80,472	85,678	42,429
3. Sale of quarrying rights ...	60,864	36,796	39,204	28,193	42,333
4. Composition of rents under sec. 64 (1) (c) of the Act ..	....	52,350	1,13,650	85,459	1,32,239
Total Rs. ..	5,43,105	9,55,022	10,33,210	3,11,909	15,96,286

Receipts from the sale of land in 1916-17 were really only Rs. 3·44 lakhs including Rs. 3·36 for land sold to Municipality for the King Edward Memorial Hospital site and for a primary school at Mandvi-Koliwada; but to this have been added nominal receipts counterbalanced by nominal charges under cost of acquisition of Rs. 10·35 lakhs on account of adjustments consequent on the interchange between schedule D and acquired lands sanctioned in T. R. No. 138 of 9th May 1916.

Receipts from the sale of land are usually small because it is the Board's policy to convey land by lease rather than by sale in order to be better able to exercise sanitary control over their estates and in particular to prevent the creation of insanitary conditions by the overcrowding of land with buildings.

The sum of Rs. 1,32,239 received during the year in composition of rent included Rs. 72,000 for two plots in Mathew Road and Rs. 27,939 for two plots in Princess Street.

The figures under the main heads of capital expenditure during the last five years are compared below in round thousands of rupees:—

—	1912-13.	1913-14.	1914-15.	1915-16.	1916-17.
	Rs.	Rs.	Rs.	Rs.	Rs.
Management and establishment...	4,42	4,51	3,68	3,85	3,08
Acquisition ...	14,50	57,93	29,56	24,17	27,63
Works	3,35	4,52	5,43	8,02	8,90
Total Rs. ...	22,27	66,96	38,67	36,04	39,61

By the end of 1916-17, the Board had raised Rs. 568 lakhs by loans, and their total capital receipts including 54 lakhs received from Government (50 lakhs in 1911 and 4 lakhs in 1913), amounted to Rs. 675 lakhs, out of which they have spent Rs. 42 lakhs on the improvement of Government and municipal lands temporarily vested in them, Rs. 624 lakhs on their own acquired estates and Rs. 3 lakhs on their office building.

General Account.

19. The Trust's profits and losses upto the end of 1916-17 in their general account are set out below:—

Surplus in the general account.		Deficit in the general account.	
Year.	Amount.	Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258		
1902-03	5,22,308		
1903-04	1,81,487		
1904-05	67,141		
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
Total ...	63,62,095	Total Rs, ...	3,04,169

Net balance Cr. Rs. 60,57,926

The Trust raise capital for their operations mainly by public loans on 4 per cent. debentures of 60 years' currency, and the general account depicts the struggle between the interest and sinking fund charges on these loans and the net revenue from the temporarily vested and the acquired estates in which capital has been sunk. The charges increase steadily from year to year with the annual borrowings, and the net revenue from each estate gradually increases until the estate is fully developed. In the early stages of development interest and sinking fund charges naturally expand faster than revenue. For the last fourteen years the annual net revenue from the estates has always fallen short of the annual interest and sinking fund charges;

but this shortage has hitherto been more than counterbalanced by the annual municipal contribution, so that the Trust have not had to exercise the power given to them by section 79 (2) of the Act to draw on their capital debt to make good the annual deficits. The following is an analysis of the general account during the last 19 years :—

Analysis of general account.

(*Figures in Lakhs.*)

No.	—	Total to end of 1906-07.	1907-08.	1908-09.	1909-10.	1910-11.	1911-12.	1912-13.	1913-14.	1914-15.	1915-16.	1916-17.
	SPECIAL ITEMS.											
1	Interest and sinking fund charges—											
	On debt due to Government and Municipality under section 68 ..	..	..	..	1·1	0·8	1·0	1·1	0·8	..	..	..
	On debentures ..	43·8	12·1	13·0	16·0	19·1	20·2	20·6	21·4	22·4	23·8	25·8
	Total ..	43·8	12·1	13·0	17·1	19·9	21·2	21·7	22·2	22·4	23·8	25·8
2	Receipts other than municipal contribution	52·5	11·0	11·1	13·6	16·7	19·5	20·7	23·8	25·0	26·7	30·1
3	Expenditure other than interest and sinking fund charges.	14·0	3·7	3·9	3·8	4·1	4·1	3·4	3·5	4·9	5·2	5·3
4	Net revenue (2-3) ..	38·5	7·3	7·2	9·8	12·6	15·4	17·3	20·3	20·1	21·5	24·8
5	Shortage (1-4) to be made good from municipal contribution.	5·3	4·8	5·8	7·3	7·3	5·8	4·4	1·9	2·3	2·3	1·0
6	Municipal contribution—											
	Section 73	..	..	..	..	0·6	..	..	..	..	..	..
	„ 72	25·5	3·6	4·5	7·8	8·3	8·7	9·3	9·3	9·8	10·2	11·0
	Total ..	25·5	3·6	4·5	7·8	8·9	8·7	9·3	9·3	9·8	10·2	11·0
	Profit+or loss—(6—5).	+20·2	—1·2	—1·3	+0·5	+1·6	+2·9	+4·9	+7·4	+7·5	+7·9	+10·0

Net revenue from Trust estates has increased from 9·8 in 1909-10 to 24·8 lakhs in 1916-17, and it is a matter for congratulation that it has increased much faster than the interest and sinking fund charges. The Trust's consequent surpluses since 1909-10 have under the amended Act been utilized towards capital expenditure, thereby reducing borrowing.

Full details of the municipal contribution year by year are given in Appendix **B-4.**

Collection of revenue.

20. As usual the collection work was very well done, as will be seen from the following table :—

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for collection	11,91,933	16,34,339	28,26,272
,, collected	11,83,353	15,33,265	27,16,618
,, ,, in advance	7,176	....	7,176
,, written off	....	6,660	6,660
,, outstanding on 1st April 1917.	8,580	94,414	1,02,994
,, ,, on 1st May 1917.	3,366	34,555	37,921
,, ,, on 1st June 1917.	2,063	27,915	29,978

Permanent revenue is collected by two clerks in the accounts branch of the Secretary's office and temporary revenue by three chawl superintendents, a chawl clerk and a temporary staff of nine rent collectors under the Land Manager. The former had at the end of the year outstandings of 0·7 per cent. and the latter 5·7 per cent. of the total amount for collection in the year ; while of the grand total of over 28 lakhs for collection in the year only 1·06 per cent. was outstanding on the 1st June 1917. In connection with the temporary revenue 380 suits were filed during the year for arrears aggregating Rs. 11,240 of which Rs. 3,543 still remain to be recovered. In round figures the number of rent bills issued in the year was 2,600 for permanent and 1,81,900 for temporary revenue, the corresponding figures in 1915-16 being 3,400 and 183,000 respectively. The drop of 800 in the number of bills issued for permanent revenue was due to the fact that arrangements were made during the year with 124 lessees for the payment of rent quarterly instead of monthly as stipulated in their leases.

Cost of management and establishment.

21. The method of distributing the cost of management and establishment was explained in Appendix **M-1** of the 1912–13 report and was sanctioned in Government Resolution No. 8330 of 16th October 1914. The general idea is to debit each estate with certain percentages of the revenue collected from it and of the capital spent upon it during the year, corresponding to the charges that would be made by an Estate Agent for collection of revenue, supervision of acquisition and works and disposal of plots in the estate. The cost of the Tribunal is distributed to the several estates in proportion to the time spent by the Tribunal in hearing cases in the respective estates, and special lump-sum debits are made to particular estates in respect of the special work done for them by the establishment but not reflected in the capital charges or the revenue collections of the year. The normal percentage charges are :—

$7\frac{1}{2}$ per cent on cost of acquisition.
$7\frac{1}{2}$,, ,, ,, works.
$4\frac{1}{2}$,, ,, capital value of land leased in the year.
$2\frac{1}{2}$,, ,, sale proceeds.
$2\frac{1}{2}$,, ,, permanent revenue collected.
$7\frac{1}{2}$,, ,, temporary ,, ,,

The normal percentage charges for 1916–17 would exceed the actual cost of management and establishment by Rs. 85,000 and a part of the excess (to the extent of Rs. 4,000) was utilized for writing back special debits of previous years.

As was explained in para. 21 of the Administration Report for 1914–15 the excess of normals over actuals forms a reserve against which the Board may draw in any future year in which the actuals might exceed the normals. This reserve which at the end of 1915–16 was Rs. 1,11,000 will accordingly be increased by Rs. 81,000 to Rs. 1,92,000 distributed as under :—

Scheme	2	leasing	Rs. 18,000
,,	3	,, ...	,, 18,000
,,	4	,, ...	,, 8,000
,,	31	,, ...	,, 3,000
,,	37	acquisition	,,1,38,000
,,	43	,, ...	,, 7,000

The total management and establishment charges come to 4·52 lakhs of which 3·08 were debited to the capital account and 1·44 to the general account. The corresponding figures in 1915-16 were 3·85 to capital account and 1·28 to general account. The savings over 1915-16 are mainly due to there having been no loan in the year.

The distribution of management establishment charges for 1916-17 will be found in Appendix **M.**

Provident Fund

22. The closing balance on 31st March 1917 in the accounts of the Provident Fund established for the officers and servants of the Trust under section 91 (6) of the Act, was Rs. 3,79,742-14-6 as shown below :—

		Rs. a. p.	
Opening balance		3,60,925 8 5	
Receipts during the year—			
Employees' subscription		14,943 5 10	
Trustees' contribution		14,717 11 2	
Interest on employees' subscription		6,804 14 4	
Interest on Trustees' contribution		7,341 7 5	
	Total	Rs. 4,04,732 15 2	
Deduct—			
Payment to subscribers and nominees		Rs. 24,990 0 8	
	Total	Rs. 3,79,742 14 6	

Of this balance Rs. 3,50,478-6-0 have been invested in the following securities :—

	Rs.
(*a*) 3½ per cent. Government Promissory Notes for	32,100
(*b*) 4 per cent. Government Promissory Conversion Notes for ..	82,000
(*c*) 4 per cent. Port Trust Debentures for	2,14,000
(*d*) 4 per cent. Bombay Improvement Trust Debentures for ..	20,000
Total	Rs. 3,48,100

Personnel.

The Board.

23. The following gentlemen served as Trustees throughout the year:—

(1) Sir Bhalchandra Krishna Bhatwadekar, Kt.

(2) The Hon'ble Sir Dinshaw Edulji Wacha, Kt.

(3) The Hon'ble Sir Ibrahim Rahimtoola, Kt., C.I.E.

(4) Sir Sassoon David, Bart.

(5) Major H. A. L. Hepper, R.E.

(6) Mr. A. H. Whyte, J.P.

The ex-officio seat of the General Officer Commanding Bombay District was held throughout the year by Major-General W. C. Knight, C.S.I., C.B., D. S.O., A.D.C.

The ex-officio seat of the Collector of Bombay was held by—

Mr. A. H. A. Simcox, I.C.S. from 1st April 1916 to 30th June 1916, and then by Mr. W. C. Shepherd, I.C.S.

The ex-officio seat of the Municipal Commissioner was held by—

Mr. P. R. Cadell, C.I.E., I.C.S. from 1st April 1916 to 15th April 1916,

Mr. S. M. Edwardes, C.V.O., C.S.I., I.C.S. from 16th April 1916 to 15th October 1916 and by—

Mr. P. W. Monie, I.C.S. from 16th October 1916 to date.

Mr. N. J. Gamudia one of the Trustees elected by the Corporation who had served on the Board continuously since 29th April 1907 died on 21st July 1916 and the Board have placed on record their sense of the loss they have sustained in his death—vide T. R. 183 of 31st July 1916.

Mr. Cowasji Jehangir Readymoney, B. A. (Cantab.) elected in his place has held office since 7th August 1916.

Sir Frederick L. Sprott, Kt., representative of the Bombay Port Trustees, was on leave from 11th October 1916 to 22nd November 1916 and Mr. P. G. Messent, C.I.E., acted for him from 10th July 1916 to 21st November 1916.

Sir Vithaldas D. Thackersey, Kt., one of the nominated Trustees, resigned his seat on the Board from 30th May 1916 and the Hon'ble Mr. Lalubhai Samaldas Mehta, C.I.E. was nominated by Government, to serve in his place from the same date.

Mr. A. M. Tod, the representative of the Chamber of Commerce, was on leave from 16th April to 30th November 1916, and Mr. G. H. McCausland acted for him from 10th May 1916.

Chairman and Staff.

24. Mr. J. P. Orr, C.S.I., I.C.S., who is now in his ninth year of service with the Trust continued to hold the office of Chairman throughout the year.

Mr. J. F. Watson, Trust Engineer, who was given combined leave from 10th May 1915, and accepted, in August 1915, with the permission of the Board, a temporary commission in the Army is still serving in France. The arrangement under which his duties as Trust Engineer are divided between Messrs. Hawkins and Katrak, continues.

Mr. M. S. Bharucha, Land Manager, who completed 60 years of age on 30th December 1916 has been granted an extension of service till 31st March 1918 under rule 4 of Trust service rules.

Mr. J. T. Burge, 1st Assistant Land Manager, has been permitted to accept a commission in the Indian Army Reserve of officers for the period of the war and has, for this purpose, been granted special leave on half pay from 13th May 1916.

Mr. H. P. Matbar, 2nd Assistant Land Manager, who was on privilege leave for 3 months from 8th March 1916 resumed his duties on 16th April 1916 cancelling the unexpired portion of his leave.

Mr. D. J. Samson, 3rd Assistant land Manager, resigned his appointment under the Trust from 9th January 1917.

There were no other changes in the Trust staff during 1916-17.

Tribunal of Appeal.

25. Throughout the year Messrs. J. Sanders Slater, Bar-at-Law, A. E. Mirams, F.S.I., and W. A. Chambers held respectively the office of the President, Government Assessor and Municipal Assessor of the Tribunal of Appeal.

Special Collector.

26. There was only one Special Collector under the Land Acquisition Act throughout the year. Mr. G. A. Thomas, I.C.S. held the office upto 22nd November 1916 and Khan Bahadur R. B. Vakil, I.S.O. has been holding the appointment since 23rd November 1916.

Meetings.

Meetings.

27. There were 42 Board meetings and 52 Committee meetings during the year, the corresponding figures being 45 and 44 in 1915-16 and 41 and 52 in 1914-15.

The attendance at Board meetings averaged 86·40 per cent. of the maximum 14 and that at Committee meetings 86·86 per cent. of the maximum 6.

Chief Subjects of Debate.

28. In Appendices **O-1** and **O-2** will be found a selection from the resolutions of the Board dealing with matters of importance that were under consideration during the year. Those that have not already been referred to in earlier paragraphs are epitomised below:—

SLUM IMPROVEMENT:—The question of amending section 49 of the City of Bombay Improvement Act is still under the consideration of the Board. In accordance with the Board's instructions of 9th November 1915 the Trust

Solicitors prepared in May 1916 for the Board's consideration a draft amendment of the Trust Act giving the Trust powers similar to those exercised by Local Authorities in England under the Housing of the Working Classes Act—

(*a*) to acquire obstructive parts of buildings without having to acquire the whole, and

(*b*) to levy betterment charges on owners of properties benefited by the removal of such obstructive buildings.

This draft was considered by the Board at three meetings and referred to a Special Committee for report. This Committee held 7 meetings and submitted a revised draft to the Board for consideration. The revised draft has been considered at several meetings of the Board, but a final decision has not yet been reached.

WAR LOAN:—Towards the end of the year there was much discussion as to how far the Board should assist their employês to take up Government War Loan scrip and it was ultimately decided to buy scrip for the several members of the staff as they might request, accepting payment by deduction from monthly salary bills for a maximum of 3 years and making each Rs. 100 bond over to the employe as he completed payment for it, meanwhile paying him interest on money received from him in part payment. An aggregate of Rs. 47,300 was taken up by 129 members of the staff under this arrangement.

Estate Statistics.

29. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years:—

Trust's Estate Statistics.

As at end of year.	I.—AREA OF ESTATE.										II.—Area resumed or sold in acres.	III.—Area to be acquired in acres.	IV.—ROADS.		V.—CHAWLS.				VI.—POLICE CHAWLS.			VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements cols. 16+20+23.	IX.—COST OF PROGRAMME.	
	Developed.				Undeveloped.				Total.																
	Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots-acres.	Total in acres.	No. of buildings.	No. of tenements.	Net annual temporary revenue in lakhs.	Acres cols. 2+6.	Annual revenue in lakhs cols. 4+9.			Constructed in miles.	Cost of construction in lakhs.	Tenements provided.	Cost in lakhs.	Actual rent in lakhs.	Actual net revenue in lakhs per annum.	Tenements provided.	Cost in lakhs.	Annual rent in lakhs.			spent. in lakhs.	to be spent. lakhs.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1909–10.. ..	298 *30* 328	98	6·4	86	944	264	4416	3·2	1272	9·6	81	602	12·1	17·4	2940 *248	32·3 1·60	1·0 0·20	0·7 0·11	885	12	0·5	2729	6802	346	232
1910–11.. ..	279 *56* 335	114	7·4	81	1069	410	6032	5·0	1404	12·4	89	461	13·0	18·0	3647 *248	38·6 1·60	1·3 0·19	0·8 0·11	902	12	0·5	3505	8302	403	173
1911–12.. ..	277 *61* 338	123	8·2	80	1070	540	7109	5·7	1408	13·9	185	331	13·2	19·6	4271 *248	40·5 1·63	1·9 0·18	1·3 0·10	902	12	0·5	4433	9854	445	308
1912–13.. ..	295 *62* 357	132	9·6	70	1096	517	6404	6·6	1453	16·2	197	221	14·1	21·1	4301 *261	40·5 1·69	2·2 0·16	1·5 0·08	902	12	0·5	4980	10444	456	346
1913–14.. ..	293 *65* 358	145	10·5	59	1121	873	9879	7·5	1479	18·0	215	134	14·3	22·1	4301 *651	40·5 2·26	2·2 0·16	1·7 0·10	902	12	0·5	5834	11688	509	276
1914–15.. ..	308 *67* 375	157	11·2	57	1119	899	10779	7·4	1494	18·6	249	130	15·6	24·2	4301 *928	40·5 2·55	2·2 0·27	1·5 0·19	902	12	0·5	6248	12379	540	259
1915–16.. ..	367 *68* 435	200	12·7	61	1090	860	10337	7·7	1525	20·4	253	96	17·2	26·0	4316 *953	40·7 2·66	2·3 0·3	1·5 0·16	902	12	0·5	6724	12895	572	307
1916–17.. ..	391 *71* 462	227	14·6	53	1068	836	9228	9·0	1 530	23·6	261	112	18·1	30·2	4750 *953	46·7 2·67	2·5 0·3	1·6 0·17	1162	13·3	0·6	7238	14103	597	281

Italics in col. 2 indicate area of roads handed over to the Municipality.

* Semi-permanent sheds for dishoused tenants.

The close of the Trust's 18th year finds them in possession of estates aggregating one-tenth of the total area of the Island and accommodating one-tenth of the total population with a sanctioned programme involving the expenditure of 903 lakhs on the City (616 past and 287 future) and resources sufficient to justify them in undertaking new schemes costing 122 lakhs net over and above the 2 schemes for broadening Parel Road to 120′ which were sanctioned at the commencement of the year.

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix A.

Capital Account.

Figures in Lakhs.

	1912-13.		1913-14.		1914-15.		1915-16.		1916-17.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	25·0	475·0	18·0	493·0	19·2	512·2	55·8	568·0	..	568·0
Discount—or premium+	+0·4	—6·4	+0·2	—6·2	—0·6	—6·8	—0·9	—7·7	..	—7·7
Sale proceeds	5·4	21·4	9·6	31·0	10·4	41·4	3·1	44·5	16·0	60·5
Appropriation from general account ..	5·0	27·7	7·4	35·1	7·5	42·6	7·9	50·5	10·0	60·5
Special contribution from Government ..	..	50·0	4·0	54·0	..	54·0	..	54·0	..	54·0
TOTAL ..	35·8	567·7	39·2	606·9	36·5	643·4	65·9	709·3	26·0	735·3
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C"	0.2	5·5	0·2	5·7	0·2	5·9	0·2	6·1	0·3	6·4
,, "D"	0·5	8·5	—0·3	8·2	*N.*	8·2	1·3	9·5	5·6	15·1
,, "E"	*N.*	4·6	*N.*	4·6	..	4 6	..	4·6	..	4·6
Police Accommodation Schemes	..	10·3	..	10·3	..	10·3	1·8	12·1	3·4	15·5
TOTAL ..	0·7	28·9	—0·1	28·8	0·2	29·0	3·3	32·3	9·3	41·6
II.—On the Trust's own acquired lands.										
Cost of management ..	1·7	18·7	1·9	20·6	1·8	22·4	1·6	24·0	1·2	25·2
Cost of establishment ..	2·5	24·5	2·4	26·9	1·8	28'7	1·7	30·4	1·5	31·9
Acquisition of land ..	14·5	364·2	57·9	422·1	29·6	451·7	24·0	475·7	22·1	497·8
Chawls	0·1	27·4	1·4	28·8	1·0	29·8	0·7	30·5	1·2	31·7
Roads	1·2	12·6	0·8	13·4	3·4	16·8	2·2	19·0	2·0	21·0
Other works	1·6	5·4	2·7	8·1	0·1	8·2	0·7	8·9	0·9	9·8
Mill Company's chawls.	..	..	..	..	*N.*	*N.*	1·7	1·7	1·4	3·1
TOTAL ..	21·6	452·8	67·1	519·9	37·7	557·6	32·6	590·2	30·3	620·5
III.—Miscellaneous.										
Office buildings.. ..	*N.*	3·1	..	3·1	*N.*	3·1	..	3·1	..	3·1
Other items	..	3·1	0·1	3·2	0·8	4·0	0·1	4·1	..	4·1
TOTAL ..	..	6·2	0·1	6·3	0·8	7·1	0·1	7·2	..	7·2
IV.—Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL ..	22·3	507·8	67·1	574·9	38·7	613·6	36·0	649·6	39·6	689·2
Balance ..	13·5	59·9	—27·9	32·0	—2·2	29·8	29·9	59·7	—13·6	46·1

N= negligible.

Note :—Vide administration Report for 1908-09 p. 23 for corresponding figures for 11 years ended 31-3-09
,, ,, ,, 1915-16 p. 38 ,, ,, ,, 7 ,, 31-3-16

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-1.

Analysis of General Account.

Figures in col: 2 to 12 shown in lakhs.

YEAR.	Receipts.					Expenditure.						
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.	Balance appropriated to capital account.	
1	2	3	4	5	6	7	8	9	10	11	12	
1898–99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898–99 was mainly rent under Schedule F.
1899–1900	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	..	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	..	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											—20·8	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											—3·0	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916–17	27·2	11·0	2·5	0·1	40·8	3·1	1.7	25·8	0·2	30·8	10·0	
Total to end of 1916–17	206·5	108·5	35·2	0·9	351·1	33·7	16·6	238·2	2·1	290·6	60·5	

* Includes interest paid to Government and the Municipality under sections 68 (1) of the Act.

Year.	Government.	Municipality.	Total.
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	6,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 206·5 rents no less than 106·2 or 51·4 per cent. was from temporary occupations.
Of the 6·5 surplus 18·9 was paid to the Municipality and 1 to Government and the balance Rs. 40·6 lakhs relating to the years 1911-12, etseq has under the amended Act been appropriated to capital.
Of the 108·5 municipal contribution, 18·9 was refunded, so that the net municipal contribution, after deducting taxes, is Rs. 73·0 lakhs in the 19 years.
Government contribution (profits from Schedule C lands) after deduction of the lakh refunded to them as their share of profits, is 29·0 lakhs in the 19 years.

BOMBAY, 1*st September* 1917

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-2.

Showing from Appendix B-1 how the burden of interest and sinking fund charges on Trust's borrowings has been shared by Government, the Municipality and the Trust up to the end of 1916-17.

(*For explanation of the method followed,* vide *annual report for* 1908-09, *pp.* 25 *to* 29.)

Figures in lakhs.

Sources of revenue.	Rents.	Maintenance.	Taxes.	Profit from land, columns 2-3-4.	Profit from cash transactions.	Net profit in general account distributed between Government Municipality and Trust.	Distribution of interest and sinking fund charges. col 5 + col 6 - col. 7.	Percentage of interest and sinking fund charges.	Remarks.
1	2	3	4	5	6	7	8	9	10
Government	39·5	8·6	0·94	†30·0	.....	1·0	29·0	12·2	† The following sums having been credited to the capital account find no place in this statement :—
Municipality	4·9	3·1	0·44	†1·3	108·5	18·9	90·9	38·1	Government Municipality.
Trust	162·1	22·0	15·2	124·9	34·0	40·6	118·3	49·7	Cash grants .. 54·00 ....
Total ...	206 5	33·7	16·6	156·2	142·5	60·5	238·2	100·0	Compensation for resumption of land, premia on leases &c. 10·77 0·38
If the Municipality had levied no taxes from the Trust, the figures would have been as follows :—									
Government	39·5	8·6	.....	30·9	... ..	1·0	29·9	12·6	
Municipality	4·9	3·1	.....	1·8	108·5	35·5	74·8	31·4	
Trust	162·1	22·0	.....	140·1	34·0	*40·6	133·5	56·0	
Total ...	206·5	33·7	.....	172·8	142·5	77·1	238·2	100·0	

* Profits have been retained by the Trust as under in accordance with the amended Act:—

1911–12	2·9
1912–13	4·9
1913–14	7·4
1914–15	7·5
1915–16	7·9
1916–17	10·0
	40·6

BOMBAY, 1*st September*, 1917.

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

Appendix B-3.

Comparison of the amounts contributed towards Trust's interest and sinking fund charges up to end of 1916-17 by Government and Municipality with the capital borrowed by Trust up to end of 1916-17 for expenditure on Government and municipal lands vested in the Trust.

(OOO *omitted*)

ITEM		Capital borrowed			Government and Municipality's contribution to interest and sinking fund charges to end of 1916-17 vide Appendix B-2, col. 8.
		For works.	For paying off general account deficits.	Total.	
1		2	3	4	5
		Rs.	Rs.	Rs.	Rs
Government lands.	Schedule C	6,19	....	6,19	.....
	„ E	4,69	75	5,44	.....
	Police Accommodation schemes	16,70	1,63	18,33	.....
	Total .	27,58	2,38	29,96	29,00
Municipal lands—Schedule D		10,15	6,45	16,60	90,90
	Grand total ..	37,73	8,83	46,56	1,19,90

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1917.

Appendix B-4.

Comparing the municipal contributions to the Trust with 2 per cent. on city assessments

(*Vide report para.* 19.)

000 omitted.

Year.	Rateable value chargeable with 2% under section 72.	2% thereon.	Rateable value chargeable with general tax.	Percentage rate of general tax.	General tax realizable for each year.	General tax receipts in each year.	Payment to Trust under section 72.	Balance of general tax after such payment.	Remarks.
1	2	3	4	5	6	7	8	9	10
1895–96 ..	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	..	..	In 17 years ending 1916–17 rateable value increased from 252 to 563 lakhs, *i.e.*, by 311 lakhs or 124 per cent. at average rate of 18·30 lakhs per annum.
1896–97 ..	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	..	..	
1897–98 ..	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	..	..	
1898–99 ..	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	..	..	In 5 years ending 1916–17 rateable value increased from 461 to 563 lakhs, *i.e.*, by 102 lakhs or nearly 22·13 per cent. at average rate of 20·40 lakhs per annum.
1899–1900..	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	..	..	
Total ..	12,12,94	24,25·87	12,11,89	..	1,10,99	1,10,07	..	..	The full 2 per cent. (section 72) would have given Trust 135 lakhs. The Trust actually got 89 lakhs at an average of Rs. 5,23,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 7,94,000 per annum.
1900–01 ..	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	
1901–02 ..	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902–03 ..	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	
1903–04 ..	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	Municipality's actual receipts from the general tax in 1900–17 exceeded full tax realizable by 0·22 lakhs or 0·01 lakh per annum.
1904–05 ..	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	
1905–06 ..	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	
1906–07 ..	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	Out of these receipts the Trust got 89 lakhs while the Municipality got 572 lakhs. This 572 lakhs gave the Municipality in 1900–17 an average income of 33·65 lakhs per annum which is 11·64 lakhs more than the average of the preceding 5 years.
1907–08 ..	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	
1908–09 ..	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	
1909–10 ..	4,24,39	8,48·78	4,25,20	9½	39,88	39,69	7,80	31,89	For the 5 years 1900-05 the average rate of general tax was 11 ; for the 5 years 1905-10 it was 9 ; for the 5 years 1910-15 it was 10⅓ and for 1915-17 it was 9⅓.
1910–11 ..	4,47,36	8,94·72	4,47,99	10⅝	46,94	45,77	8,35	37,42	
1911–12 ..	4,61,17	9,22·34	4,61,65	10⅝	48,43	49,76	8,65	41,11	
1912–13 ..	4,74,74	9,49·48	4,75,16	10⅝	49,80	49,52	9,25	40,27	
1913–14 ..	4,99,03	9,98·06	4,99,36	10	49,23	48,85	9,32	39,53	When 2 per cent. was fixed for the municipal contribution to Trust it was thought that Municipality would be giving up 16 to 20 per cent. of its general tax receipts every year. The full 2 per cent. was just over 20 per cent. of the actual receipts in 1900-17. But the Municipality gave up to the Trust only 13·5 per cent. of actual receipts.
1914–15 ..	5,14,66	10,29·33	5,14,60	9⅞	50,24	50,41	9,77	40,64	
1915–16 ..	5,45,17	10,90·35	5,46,35	9⅞	52,95	54,38	10,17	44,21	
1916–17 ..	5,63,13	11,26·25	5,64,39	9⅞	54,68	54,22	11,01	43,21	
Total ..	67,72,65	1,35,45·31	67,84,77	..	6,61,16	6,61,38	1,07,94	5,53,44	
	Adjustment for refund under section 79 for 1908-09.					16,76			Under the Act as now amended the Trust has retained profits of 1911–12, 1912–13, 1913-14, 1914–15, 1915–16 and 1916-17 *viz.*, Rs. 2·9 lakhs, 4·9 lakhs, 7·4 lakhs, 7·5 lakhs, 7·9 lakhs and 10.95 lakhs respectively.
	,,	,,	,,		1909-10.	53			
	,,	,,	,,		1910-11.	1,60	— 18,89	+ 18,89	
						..	89,05	5,72,33	An average of 33,65 per annum as Municipality's share against Trust's share averaging 5,23 per annum.

Note—The figures in col. 2 show the amount payable to the Trust before section 72 of the Act was amended in January 1913. Under the amendment the Trust receives $\frac{2y}{x}$, where x represents the rate of the general tax for the previous year and y the receipts from the general tax realized by the Municipality in that year including advances and arrears for 1912-13 and subsequent years.

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix C.

Analysis of Trust's loan transactions to end of 1916-17.

(Vide report para. 15)

Loan of	Date of issue.	Description of loans (all for 60 years at 4 per cent.)	Average rate of issue.	Face value of debentures.	Premium + or discount—	Net receipts.	Half yearly interest payable.	Sinking fund.					
								Basis.	Amounts payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total sinking fund including interest.	Nominal value of investment up to date in 4 per cent. stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.
1899	1st November 1899..	Improvement Trust coupon debentures	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	3,53,992	1,51,942	5,05,934	5,13,000
1901	6th September 1901.	Improvement Trust debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	1,88,400	67,295	2,55,695	2,58,000
1902	15th July 1902 ..	Do. ..	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	1,75,840	56,747	2,32,587	2,34,500
1903	20th August 1903 ..	Do. ..	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	3,26,560	95,320	4,21,880	4,23,500
1904	7th September 1904.	Do. ..	102 5 9·438	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	2,50,567	65,946	3,16,513	3,18,000
1905	12th ,, 1905.	Do. ..	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	1,38,160	33,095	1,71,255	1,72,500
1906	2nd October 1906 ..	Do. ..	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	1,22,850	26,321	1,49,171	1,50,500
1907	24th September 1907.	Do. ..	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	82,973	15,678	98,651	99,500
1908	8th ,, 1908..	Do. ..	96 4 6·914	30,00,000	— 1,11,420	28,88,580	60,000	,,	9,219	1,47,510	24,113	1,71,623	1,73,000
1909	1st July 1909 ..	Improvement Trust coupon debentures.	£95 15 0	£5,66,600 or Rs.84,99,000	—£ 24,080½ or —Rs. 3,61,208	£ 5,42,519½ or Rs. 81,37,792	£11,332 or Rs. 1,69,980	,,	25,654	3,84,814	57,964	4,42,778	4,45,500
1910	1st ,, 1910 ..	Do. ..	£99 0 0	£3,33,000 or Rs. 49,95,000	— £ 3,330 or — Rs. 49,950	£ 3,29,670 or Rs. 49,45,050	£6,660 or Rs. 99,900	,,	15,078	1,96,008	24,789	2,20,797	2,22,000
1912	28th August 1912..	Improvement Trust debentures.	101 12 8	,, 25,00,000	+ ,, 44,789	,, 25,44,789	,, 50,000	,,	7,683	61,462	4,517	65,979	67,500
1913	26th August 1913..	Do. ..	100 15 7·26	,, 18,00,000	+ ,, 17,556	,, 18,17,556	,, 36,000	,,	5,532	33,189	1,742	34,931	36,000
1914	4th ,, 1914..	Do. ..	97 0 8·1	,, 50,00,000	— ,, 1,49,190	,, 48,50,810	,, 1,00,000	,,	15,365	61,462	1,936	63,398	65,000
1915	3rd January 1916..	Do. ..	98 13 7·2(*a*)	,, 25,00,000	— ,, 28,764(*a*)	,, 24,71,236	50,000 (*a*)	,,	7,683	15,365	152	15,517	15,500
			98 9 5·2	567,94,000	—Rs. 8,00,908	5,59,93,092	11,35,880	..	1,49,429	25,39,152	6,27,557	31,66,709	31,94,000

(*a*) The loan was issued on special terms the result of which is the same as if the Board had issued at 4% 60 year loan at Rs. 98·85 %.

BOMBAY, *1st September*, 1917.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

Appendix D-I.

Trust's estates on Government lands (Schedule C and Schedule E) as at close of 1916-17.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land.										Undeveloped land.		Remarks.
				Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.			
				No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C lands.															
1	Flats	1,412·2	208	..	..	..	..	..	..	..	..	..	..	1,412	208	1,814 square yards acquired for B. B. & C. I. Railway. An area of 383,912 square yards on the Flats is being developed into a public park. An area of 707,075 square yards is leased to the W. I. T. Club at an annual rent of Rs. 7,500.
2	Kennedy Sea Face ..	4	..	1	4·0	0·2	0·01	..	..	..	..	..	..	..	..	Swimming Bath.
3	Cooperage	59	586	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under section 60 (4).
4	Marine Lines	88	1,206	..	..	..	..	..	..	..	..	88	..	..	..	Do. do. do.
		34·2		20	32·6	560	25·2	..	..	..	..	..	..	..	..	1,600 sqr. yds. road handed over to Municipality.
5	Wellington Lines ..	44	271	16	32·0	767	30·7	..	..	..	..	12*	..	..	..	*Central Garden.
6	Wodehouse Road ..	41	370	18	40·0	775	33·4	..	..	..	..	..	1	..	..	
7	Hornby Road	57·1	1,272	37	45·1	1,599	69·9	..	..	..	..	..	..	..	..	12,000 sq. yds. road handed over to Municipality.
8	Plot south of Crawford Market (Hornby Road)	7·5	166	1	7·5	287	12·9	..	..	..	..	..	..	..	..	
9	Plot north of municipal offices (Hornby Road)	7·0	198	1	7·0	196	8·2	..	..	..	..	..	..	..	..	
	Carried over	1,754·0	4,277	94	168·2	4,184·2	180·3	..	..	..	..	159	1	1,412	208	

Appendix D-1.—*contd.*

Trust's estates on Government lands (Schedule C and Schedule E) as at close of 1916-17.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land.										Undeveloped land.		Remarks.
				Leased plots.				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.			
				No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.			Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Brought forward ..	1,754·0	4,277	94	168·2	4,184·2	180·3	..	..	..	..	159	1	1,412	208	
10	West Chaupati Estate (including the hill slope).	53·0	580	..	..	..	..	..	..	..	..	53	..	..	..	On actual measurements Chaupati Estate is found to be 5,453 square yards less than shown in Schedule C.
		76.7		16	24·6	617	27·8	19	34·9	338	15·2	..	..	..	..	17,203 square yards road handed over to Municipality.
	Old Distillery Plot ..	7·0	71	5	6·3	116	5·2	..	..	..	..	..	1	..	..	
11	Parel Estate	117·6	353	..	..	..	..	..	..	..	..	..	..	118	353	1,40,255 square yards resumed by Government for Rs. 7,01,275 in 1913-14.
	Total..	2,008·3	5,281	115	199·1	4,917	213·3	19	34·9	338	15·2	212	2	1,530	561	22,563 square yards sold for Rs. 2,03,067 in 1916-17.
	Site of Admiral's bungalow (Marine Lines).	8·3	103	1	8·3	230	10·3	..	..	..	..	..	..	..	..	
	East Chaupati Estate..	4·7	33	4	2·2	78	3·5	1	2·5	31	1·4	..	..	..	..	
	Total..	13·0	136	5	10·5	308	13·8	1	2·5	31	1·4	..	..	..	..	
	Schedule E lands.															
	Colaba Reclamation ..	68·0	..	32	47·9	2,206	99·2	4	6·0	151	6·8	14*	..	..	..	*Revetment. Roads (26,406 square yards) handed over to the Municipality not shown here.
	Nepean Sea Road Reclamation.	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	
	Total..	70·0	..	33	49·9	2,220	99·8	4	6·0	151	6·8	14	..	..	..	
	Grand Total..	2,091	5,417	153	260	7,445	327	24	43	520	23	226	2	1,530	561	

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-2.

Trust's estates on municipal lands (Schedule D) as at close of 1916-17.

Serial Number.	Name of estate.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land.											Undeveloped land.		Remarks.
				Leased plots				Unleased plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area in thousands of sq. yards.	Schedule value in thousands of rupees.	
				No.	Area in thousands of sq. yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate..	29·7	170	16	12·2	91	4·1	..	..	..	..	..	..	1·5	16*	79	*Being the area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 square yards road handed over to Municipality.
2	Agripada Estate (including Scheme 9.)	410·9	1,404	104 C 6	173·7 28·0	1,649 180	74·1 8·1	43	72·0	589	26·5	29·7	27·7	8·7	..	..	56,114 square yards road handed over to Municipality. 4,387 square yards reserved for road. 10,451 ,, road area transferred to Scheme 32.
3	Matunga lands	274·0	177	1	1·6	..	†..	..	..	..	..	..	..	..	272·4	176	†As the land is leased in exchange the rent is rupee one only. Portions of 3 plots measuring 576 sq. yds. are deducted from the originally reported area, the schedule value of the same is Rs. 490.
	Total ..	715	1,751	121 C 6	187·5 28	1,740 180	78·2 8·1	43	72·0	589	26·5	29·7	27·7	10·2	288·4	255	

C = Trust's chawls, together with Trust's store yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 877.

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Seria No. of scheme.	Name of scheme.	Land acquired up to 31st March 1917 as per Appendix F.		Developed land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada ..	72·8	1,537	59	42·1	762	34·3	1	0·7	10	0·5
				C 2	4·7	33	1·4				
2	Princess Street ..	120·1	6,747	113	60·1	8,992	402·8	2	1·4	66	3·0
				C 2	11·1	189	8·5				
3	Sandhurst Road ..	248·5	8,245	159	108·5	6,058	269·8	23	15·3	1,465	65·8
				C 2	14·4	194	8·7				
4	Gamdevi	181·7	1,216	117	100·9	2,067	87·6	..	..	..	..
5	Dadar-Matunga ..	1,369·7	2,184	22	82·3	653	27·2	55	53·3	401	18·0
6	Sion–Matunga ..	1,640·9	1,872	1	1·4	13	0·1	14	14·5	80	3·6
				C 1	0.9	4	0·2				
8	Mandvi-Koliwada..	29·4	1,980	27	12·3	1,185	53·2	5	2·8	220	9·9
				C 1	4·2	313	14·1				
13	Souter street extension eastward	7·5	21	3	2·4	23	1·0	6	4·6	58	2·6
27	Mathew Road ..	49·9	1,130	21	34·5	1,109	45·2	..	..	..	..
29	Nowroji Hill ..	171·7	6,370	..	..	..	..	5	2·9	336	15·1
				C 1	8·5	227	10·2				
30	Souter Street extension westward	16·9	69	..	..	..	..	..	..	..	..
		2·6	10								
31	Parel	487·4	4,031	16	18·3	475	21·4	21	13·5	300	13·5
		17·1	109	C 1	8·1	36	1·6				
32	East Agripada ..	186·6	1,952	19	27·3	379	15·3	41	32·2	422	19·0
33	Bhatwadi	8·5	279	7	5·2	95	4·3	..	..	..	..
36	Chunam Kiln Road.	7·5	222	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	61·6	9,487	..	..	..	..	..	..	..	..
41	Undria Street ..	6·4	462	3	0·7	13	0·6	7	1·7	68	3·0
43	Parel Road Central...	1·9	336	..	..	..	..	..	..	..	..
	Police Accommodation Schemes.										
14	Nagpada	‡	‡	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road ..	0·3	38	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·2	15	1	1·2	15	0·7	..	..	..	..
19	Agripada	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	§	§	2	1·5	151	6·8	..	..	..	..
25	Gamdevi	‖	‖	2	1·8	45	2·0	..	..	..	..
34	Lamington Road ..	6·1	¶	1	6.1	¶	¶	..	..	..	..
39	Sandhurst Road East	×	×	4	2·8	197	8·9	..	..	..	..
40	Byculla	16·4	¶	1	16·4	¶	¶	..	..	..	..
44	Maharbaudi ..	2·7	¶	1	2·7	¶	¶	..	..	..	..
45	Paltan Road ..	5·7	¶	1	5·7	¶	¶	..	..	..	..
	Poorer classes Accommodation Scheme.										
42	Spring Mills ..	20·0	76	1	20·0	76	3·4	..	..	..	..
	Total ..	4,754	48,522	589	572	22,565	996	180	143	3,426	154
				C 10	52	996	45				

C=Board's chawl site.

BOMBAY, 1st *September* 1917.

D-3.

own lands as at close of 1916-17.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped land. Area acquired in thousands of sq. yds.	Undeveloped land. Proportionate cost of acquisition in thousands of rupees.	Total of columns 6,10,13, 14,15&16	Explanation of difference between columns 3 & 18. (Areas and values shown in thousands.) A—Road handed over to Municipality. B—Police accommodation site transferred to Government. C—Land sold or exchanged.			
13	14	15	16	17	18	A	B	C	19
2·8	..	3·4	..	..	53·7	14·6	4·0	0·5	
..	0·7	5·8	..	..	79·1	44·1	1·5	2·6	7·2 sqr. yds. acquired under section 41 or by private agreement.
2·8	27·1	3·6	10·6	350	182·3	64·4	2·8	3·1	0·6 sqr. yds. transferred from Scheme 33 4·8 „ „ acquired under section 41.
13·2	21·2	6·8	..	..	142·1	34·3	1·8	6·8	3·5 sqr. yds. acquired by private agreement.
7·5	30·5	..	1,090·4	1,745	1,264·0	..	..	105·7	
..	2·1	..	1,611·4	1,837	1,630·3	..	..	10·6	
..	4·9	1·1	..	..	25·3	9·1	..	1·7	5·8 sqr. yds. acquired under sec. 41. 0·6 „ „ explained in Engineer's letter No. 3456 dated 15-5-12.
..	0·7	0·3	..	..	8·0	1·4	..	..	1·9 sqr. yds. transferred to Scheme 32.
..	3·8	0·7	..	..	39·0	13·8	..	2·5	0·9 sqr. yds. yet to be acquired. 4·5 „ „ acquired under sec. 41.
..	11·0	3·5	135·4*	5,984	161·3	10·4	..	..	* Of this area 44·67 sqr. yds. are let or are available for letting for godowns and grain drying grounds on short leases.
..	..	..	..	..	..	..	..	19·5	
..	48·6	..	334·0	2,739	422·5	..	..	82·4	
..	9·5	2·4	105·0	1,105	196·4	..	..	..	10. sqr. yds. of road area transferred to this scheme from Schedule D lands.
..	1·0	0·3	..	..	6·5	1·4	..	..	0·6 sqr. yds transferred to Scheme 3.
..	2·7	..	..	..	3·0	8·2	..	..	3·4 sqr. yds. acquired under section 41.
..	..	..	61·6	9,487	61·6	..	..	..	
..	0·8	..	3·2†	231	6·4	..	..	..	† This area is occupied in part by seven houses which have been remodelled by the Trust.
..	..	..	1·9	336	1·9	..	..	..	
..	..	..	..	..	4·0	..	..	..	‡ Included in Scheme 1.
..	..	..	..	..	6·6	..	..	..	
..	..	..	..	..	0·3	..	..	..	
..	..	..	..	..	1·2	..	..	..	
..	..	..	..	..	4·8	..	..	..	
..	..	..	..	..	1·7	..	..	..	
..	..	..	..	..	1·5	..	..	..	§ Included in Scheme 2.
..	..	..	..	..	1·8	..	..	..	‖ Do. do. 4.
..	..	..	..	..	6·1	..	..	..	¶ Nominal.
..	..	..	..	..	2·8	..	..	..	× Included in Scheme 3.
..	..	..	..	..	16·6	..	..	..	¶ Nominal.
..	..	..	..	..	2·7	..	..	..	
..	..	..	..	..	5·7	..	..	..	
..	..	..	..	..	20·0	..	..	..	
26	185	28	3,354	23,814	4,359	201·7	10·1	235·4	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix D.4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.	
			Leased plots.				Unleased plots.									
	Area in thousands of sq.-yds.	Schedule value or cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq.-yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq.-yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq.-yds.	Roads in thousands of sq.-yds.	Service passages in thousands of sq.-yds.	Total area of developed land in thousands of sq.-yds. (columns 5. 13 and 1.)	Area in thousands of sq.-yds.	Cost of acquisition in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's estates on Government land (Schedules C and E.)	2,091	5,417	153	260	7,445	327	24	43	520	23·0	226·0	2·0	..	531	1,530	561
2. Trust's estates on Municipal land (Schedule D.)	715	1,751	121 C 6	187 28	1,740 180	78 8	43	72	589	26·5	29·7	27·7	10·2	355	288	255
3. Trust's estates on their own land.	4,754	48,522	589 C 10	572 52	22,565 996	996 45	180	143	3,426	154·0	26·0	185·0	28·0	1,006	3,354	23,814
Total ..	7,560	55,690	863 C 16	1,019 80	31,750 1,176	1,401 53	247	258	4,535	203·5	281·7	214·7	38·2	1,892	5,172	24,630

BOMBAY, 1st *September* 1917.

J. P. ORR, *Chairman*,

City of Bombay Improvement Trust.

Appendix D-5.

Note on Government lands vested in the Trust.

(*Vide report para* 9.)

1. The Government lands originally vested in the Trust were of two classes, *viz.*—

(*i*) land which the Trust were free to develop into building estates forthwith ; and

(*ii*) land which the Trust could develop into building estates either not at all (*e.g.* the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's capital debt to Government, while on the other lands no value was set in the schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes, their value should be added to the capital debt on which 3 per cent. interest was payable by the Trust under section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the capital debt, but should be exempted from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under section 79 (3) (*b*) (*ii*).

4. There were, therefore, three classes of Government lands vested in the Trust under Schedule C, *viz.*—

Class A.—Those in respect of which the Trust had a capital debt subject to interest.

Class B.—Those in respect of which the Trust had a capital debt exempt from interest.

Class C.—Those in respect of which the Trust had no capital debt.

5. The gradual changes in these classes from year to year are traced out in the statement at pages 32-37 of the report for the year 1908-09, which had, however, to be amended from 1907-08 onwards, owing to deductions from capital debt made in 1909-10 and 1910-11, in respect of roads on the Hornby Road, Marine Lines, Wodehouse Road and Chaupati Estates, taking effect as from 1st April 1908. The effect of these amendments was shown in the statements appended to the report for 1910-11, which also gave figures for that year. Subsequent changes during the 5 years ending 31st March 1916 were shown in the statements appended to the reports for those years. The only change in 1916-17 was the acquisition by Government for the Municipality of land measuring 22,563 square yards out of the Pare Estate for King Edward VII Memorial Hospital.

Important changes have, however, been effected by Bombay Act I of 1913 in respect of scheduled lands. The Trust's debt and consequently the 3 per cent. interest thereon have been abolished ; plots (e) to (m) of the Flats (1,94,262 square yards valued at Rs. 2,07,805) have been made the absolute property of the Board, so that they are no longer debarred from developing them as building estates ; and the remainder of the Flats has been definitely appropriated for open recreation grounds.

6. The net result of all these changes since 1898 is that—

(1) the area which the Trust has always been (nominally)* free to develop into building estates (Class A) has been reduced from 8·2 lakhs square yards, valued in Schedule C at Rs. 74·2 lakhs, to 3·7 lakhs square yards, valued in Schedule C at Rs. 33 lakhs ;

(2) out of the remainder (22·6 lakhs square yards) of the original Schedule C Estate, the Board now hold 1·9 lakhs square yards, valued at Rs. 2 lakhs as a building estate on the Flats, 13·7 lakhs square yards as areas permanently appropriated as open spaces for recreation on the Cooperage Plot, Marine Lines Maidan and the Flats, and 0·5 lakhs square yards as open space on the hill side above Chaupati.

* But see note in col. 17 of Appendix D (1) as to practical restrictions on development.

J. P. ORR, *Chairman,*

BOMBAY, 1*st September* 1917. *City of Bombay Improvement Trust.*

Statement A.

Showing the balance on hand of Schedule C, areas and values as on 31st March 1917.

(*Vide report para* 9.)

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1917.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
1	Flats (as per deposited plan)	17,01,251	..	12,19,590	..	Under Bombay Act I of 1913 plots (e) to (*m*) (area=1,94,262 square yards, valued at Rs. 2,07,805), have become Trust's absolute property and the remainder has been permanently appropriated as open spaces.
				1,92,448	2,03,270	
2	Kennedy Sea Face—					
	Building land	..	..	4,444	250	
	Land not appropriated for building	4,19,033	..	..	..	Resumed under Government Resolution, General Department, No. 4157 of 8th July 1911. Handed over on 30th September 1911.
3	Cooperage	66,178	..	58,558	5,85,580	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442 of 28th November 1899.
4	The Secretariat Plot	17,700	..	..	..	Resumed by Government on 5th October 1910.
5	Marine Lines—					
	Open space	1,22,163	12,21,630	87,751	8,77,510	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department No. 5762, dated 8th October 1901.
	Building estate	..	..	31,270	3,12,700	
6	Wellington Lines	42,394	4,23,940	34,332	2,71,019	Out of 1,930 square yards from Cooperage transferred to this estate under Government Resolution, General Department, No. 4397 of 5th October 1899, only an area of 307 square yards (value=Rs. 3,070) now forms part of this estate ; the remainder (1,623 square yards) forms part of the area resumed for the Admiral's House.
7	Wodehouse Road	55,625	5,56,250	39,292	3,48,748	*Vide* T. R. No. 166 of 1913 to exclude portion of this estate leased by the Secretary of State to Wesleyan Church by deed of 4th March 1895.
8	Cotton Green	13,105	1,31,050	..	..	Resumed on 3rd February 1904.
9	Saluting Battery Plot	5,600	2,80,000	..	..	Resumed on 19th May 1903.
	Carried over ..	24,43,049	26,12,870	16,67,685	25,99,077	

Statement A.—*contd.*

Showing the balance on hand of Schedule C, areas and values as on 31st March 1917.

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1917.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
	Brought forward ...	24,43,049	26,12,870	16,67,685	25,99,077	
10	Crescent Site	31,957	7,98,925	...	...	Resumed on 23rd September 1905.
11	Plot south of Old Town Barracks	2,166	64,980	...	...	,, ,, ,, 1915. On actual measure-
12	Hornby Road	71,051	14,21,020	44,986	8,77,679	ment the area proved to be 1912 square yards only.
13	Plot south of Crawford Market	9,569	1,91,380	7,627	1,52,540	
14	Dispensary Plot	1,642	33,840	...	...	Acquired by Government for Railway Company on 8th April 1910.
15	Plot north of Municipal Offices	6,600	1,98,000	6,600	1,98,000	
16	Chaupati Estate—					
	Building land	89,623	8,96,230	65,599	6,55,986	Area and schedule value reduced on account of deficiency of about 5,453 square yards in actual area below schedule area, as ascertained on field survey made in 1909-10.
	Hill slope	52,675	...	52,586	...	
17	Police Lines Plot at Dadar	5,234	52,340	...	...	Resumed by parts—lastly on 1st December 1903.
18	Parel Estate	3,30,469	9,91,407	1,02,330	2,99,329	(1) 1,40,255 square yards resumed by Government for Bombay Bacteriological Laboratory under Government Resolution, General Department. No. 819, dated 30th January 1914; (2) 50,000 square yards resumed for King Edward Memorial Hospital under Government Resolution, General Department, No. 3254 of 30th May 1911; handed over on 15th December 1911; (3) 15,321 square yards resumed for Veterinary College playground, being no longer required by Government restored to Trust on same terms and conditions as before; (4) 22,563 square yards resumed by Government for King Edward VII Memorial Hospital, Government order, General Department, No. 8065, dated 1st December 1916; handed over on 13th December 1916.
	Carried over ...	30,44,035	72,60,992	19,47,413	47,82,611	

Statement A.—*concld.*

Showing the balance on hand of Schedule C, areas and values as on 31st March 1917.

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1917.		Remarks.
		Area.	Value.	Area.	Value.	
	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
	Brought forward ...	30,44,035	72,60,992	19,47,413	47,82,611	
	Add—Areas held from Government on terms similar to those of Schedule C	(As originally made over.)				
1	Admiralty site, Marine Lines	8,258	1,03,225	8,258	1,03,225	
2	Land out of Mayo Road added to Wellington Lines Estate...	106	1,065	106	1,065	
3	Land at Charni Road Level-crossing (East Chaupati Estate).	7,449	...	5,171	38,670	Out of this 543 square yards have been appropriated as follows :— 411 square yards to the emplacement of the western approach of Sandhurst Bridge. 132 square yards to the 10 feet passage on the west of plot No. 3.
4	Veterinary College play-ground plot at Parel	15,321	53,624	15,321	53,624	The Veterinary College play-ground was resumed by Government on 8th June 1911 and handed back to the Trust on 2nd February 1912. Its area and value are already included against item 18 in columns 3 and 4; hence the discrepancy between the grand total figures and those arrived at arithmetically.
	Total ...	31,134	1,57,914	28,856	1,96,584	
	Grand Total ...	30,75,169	74,18,906	19,76,269	49,79,195	

Bombay, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Statement B.

Showing the balance on hand of Schedule D, areas and values as on 31st March 1917.

(*Vide report para* 9.)

Item No.	Name of Estate.	As in Schedule		As on 31st March 1917.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
1	Connaught Road Estate	sq. yds. 36,827	Rs. 1,93,074	sq. yds. 29,493*	Rs. 1,48,984*	*Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site, which is still in the occupation of the Municipality and 1,519 square yards (valued at Rs. 8,483) appropriated to service passages.
2	Agripada Estate	4,12,815	12,98,137	4,03,342	12,14,850	Includes 89,064 square yards (valued at Rs. 2,69,755) appropriated to roads and service passages and 29,734 square yards (valued at Rs. 89,202) appropriated as open space.
3	Lands at Matunga	2,98,376	3,49,348	2,91,267	3,47,405	
	Total ..	7,48,018	18,40,559	7,24,102	17,11,239	Subject to deduction under the footnote to Schedule D on account of areas occupied by roads.

Bombay, 1*st September* 1917.

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

Appendix E

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1916-17.	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
1	First Nagpada	0·7	*Nil.* ..	*Nil.* ..	27,14	..	Completed in 1913-14.
2	Princess Street	1·2	Metalling and tarring service passages and tarring Kitchen Garden Lane.	Metalling and tarring service passages.	79,10	66	
3	Sandhurst Road West ..		Pavement of footpaths in front of plots 6, 26, 71-72 and 94 and the tarring of service passages between plots 54-55 and 58-88.	Pavement of footpaths in front of remaining plots to be done; remaining service passages to be tarred, gardens to be laid out in the rear of plots in Charni Road and 20′ Garden Lane.			
	Do. East ..	2·6	Tarring of the portion of Sandhurst Road between Dongri Street and Elphinstone Bridge and pavement of footpaths in front of plots 6, 13-15, 46, 49, 51, 52, 74, and 78; 4 buildings demolished.		1,02,30	280	
4	Gamdevi	1·8	Putting up storm water drains in the short lengths of Alexandra and Laburnum Roads and pavement of footpaths in front of plots 11, 26, 27, 28, 29, 35, 41-44, and 46.	Pavement of remaining footpaths, tarring of remaining service passages and construction of 40 ft. road on the west of Gowalia Tank if found necessary by the Municipality.	19,81	26	
				Carried over ..	2,28,35	3,72	

Note—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1916-17.	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 2,28,35	Rs.	
5	Dadar-Matunga	17·19	Light railway was in use and filling in by departmental and contractors' agency was continued; portion of the Eastern Avenue, roads round Tramway Co.'s plot, roads and drains between Dadar Station and Kingsway, sewage disposal works for the above area, large size storm water drain west of Kingsway; tree plantation and laying out the garden in King's Circle No additional buildings were acquired but 5 were demolished.	Part of the filling in on area of 2,80,000 square yards and most of the work of road making and tree plantation; area to be acquired 87,776 sqare yards.	25,55	31,46	
6	Sion-Matunga	19·8	Levelling and filling in; 2 additional buildings acquired and 4 demolished.	Most of the filling in and work of road making and tree plantation; area to be acquired 2,16,252 square yards.	22,41	55,58	
7	Colaba Reclamation.. ..	0·8	*Nil.* ..	*Nil.* ..	4,69	2	Completed in 1910-11.
8	Mandvi-Koliwada	0·4	1 building demolished. ..	Widening Ganji Street. ..	24,21	1,72	
9	Sankli Street..	..	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1905-06.
10	Street scheme on plot south of Crawford Market.	0·01	*Nil.* ..	*Nil.* ..	Included in Schedule C.		Completed in 1905-06.
				Carried over ..	3,05,21	92,50	

Note—The figures in cols 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No	Name.				Spent to end of 1916-17.	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 3,05,21	Rs. 92,50	
11	Street Scheme, Agripada ..	..	Pavement of footpaths of short lengths round 4 blocks, concrete chawls and opposite plot 76 and improvement of recreation ground opposite Y.M.C.A.	Pavement of footpaths opposite unleased plots and tarring of remaining service passages.	Included in Schedule D.		
12	Do. Connaught Road.	0·4	*Nil.* ..	*Nil.* ..			Completed in 1906-07.
13	Souter Street extension eastwards.	0·1	*Nil.* ..	Pavement of footpaths and tarring of service passages.	66	8	
14	Police Accommodation, Nagpada.	0·04	*Nil.* ..	*Nil.* ..	1,56	..	„ „ 1905-06.
16	Do. Wodehouse Rd.	0·06	*Nil.* ..	*Nil.* ..	3,23	..	„ „ 1905-06.
17	Do. Duncan Road.	..	*Nil.* ..	*Nil.* ..	57	..	„ „ 1908-09.
18	Do. Shepherd Rd.	0·01	*Nil.* ..	*Nil.* ..	36	..	„ „ 1905-06.
19	Do. Agripada. ..	0·05	*Nil.* ..	*Nil.* ..	1,79	..	„ „ 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1902-03.
21	Do. Wodehouse Road.	..	*Nil.* ..	*Nil.* ..			„ „ 1905-06.
				Carried over ..	3,13,38	92,58	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1916-17.	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
				Brought forward ..	3,13,38	92,58	
22	Street Scheme, Hornby Road.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		Completed in 1911-12.
23	Police Accommodation, Connaught Road.	0·02	*Nil.* ..	*Nil.* ..	79	..	„ „ 1908-09.
24	Do. Princess Street ..	0·01	*Nil.* ..	*Nil.* ..	2,66	..	„ „ 1910-11.
25	Do. Gamdevi	0·02	Officers' quarters completed ..	*Nil.* ..	1,24	..	
27	Mathew Road	0·5	Tarring of service passages. ..	Pavement of footpaths opposite plot 6 and the 2 plots on the south east of plot 12 (retention) and tarring of service passage. Area to be acquired 879 sq. yards for a nominal award.	12,05	2	
29	Nowroji Hill	1·7	Filling in of low lying land at the north end of scheme, construction of a retaining wall and filling in at the south end, preparing recreation ground for children at the north end of scheme; reinforced concrete chawls work all completed with the exception of the top floor portions of block VI and parapet walls of blocks V and VI.	Filling in low lying land at the foot of the hill at the north end. Completion of chawls and tarring of the service passages in front of the same.	72,21	Cr. 20	
				Carried over ..	4,02,33	92,40	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
	Name.				Spent to end of 1916-17.	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 4,02,33	Rs. 92,40	
			About 8 lakhs cubic feet of stone quarried from the 2 quarries—one departmental and the other leased to Mr. Appaji; no additional buildings acquired but 41 demolished.	About 76 lakhs c. ft. of stone to be quarried yet. Area to be acquired 97 square yards.			
30	Souter Street extension westward.	0·8	*Nil.*	*Nil.*	1,19	....	
31	Parel Street Scheme ..	9·8	Filling in low-lying lands and tanks. 400 additional r. ft. of half the width of the 150′ ft. avenue, large size storm water drain on the avenue, widening of Suparibaug Road at Lalbaug end and in other places, 40 ft. road through Chore gully and through Mr. Chamarbagwalla's premises, 50 ft. road south of Choregully, sewers and storm water drains in most of the roads and two 20ft. roads at Lalbaug end; tree plantation; no additional buildings were acquired but 2 were demolished.	Filling in an area of 35,000 square yards of low-lying lands, tanks and hollows and work of road making and tree plantation as follows:— 150 ft. roads { 2,900 r. ft. of ½ width 300 ,, of full ,, 120 ,, ,, { 800 ,, of ½ ,, 4,200 ,, of full ,, 40 ,, ,, 6,100 ,, 20 ,, ,, 8,700 ,, 15 ,, service passages=25,000 r. ft. Area to be acquired 1,00,384 sq. yds.	46,16	18,74	
				Carried over ..	4,49,68	1,11,14	

Note.—The figures in col. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1916-17	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 4,49,68	Rs. 1,11,14	
32	East Agripada South ..	2·7	Filling in of case 164 and 204 completed; Water Street and pavement of footpath opposite plots 2 and 4 completed; new Souter Street completed excepting a length of 200 ft. where pipe sewers and storm water drains are completed; two roads by the sidee of stables completed as also major portion of footpath pavement on these roads; 1 additional building acquired and 8 demolished.	The remaining filling in to be done and pavement of footpaths opposite remaining plots to be done; reinforced concrete chawls to be erected. Service passages to be tarred.	24,39	6,84	
	,, North ..			Remaining lengths of roads and service passages to be completed. Area to be acquired 18,113 sq. yds.			
33	Bhatwadi	0·1	Pavement of footpath in front of plot 4 and the construction of 20′ road between plots 2 & 3.	Substantial repairing to pavement of footpath in front of plots 1 to 4 and a small length of road.	3,03	r. 14	
34	Police Accommodation, Lamington Road.	0·06	European officers and Indian Sub-Inspectors' quarters and chawl for sepoys completed.	One chawl for sepoys to be constructed.	2,46	93	
35	Do Sandhurst Road, West.	0·01	*Nil.*	The whole	..	..	
36	Lamington Road Street Scheme.	0·1	Pavement of footpath opposite police accommodation scheme completed.	Repairing the footpaths prior to handing over the same to the Municipality.	2,76	2	
				Carried over ..	4,82,32	1,18,79	

Note.—The figures in col. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme.		Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees.		Remarks.
No.	Name.				Spent to end of 1916-17.	To be spent after 1916-17.	
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 4,82,32	Rs. 1,18,79	
37	Sydenham Road	0·93	Set back in Hussein Khan Khalifa Street; 36 additional buildings acquired and 9 demolished.	100′ road .. .. 3324′ r. ft. set backs .. .. 1442 r. ft. 10 service passages .. 2000 r. ft. Area to be acquired 20,597 sq. yds.	99,98	38,46	
39	Police Accommodation, Sandhurst Road, East.	0·03	*Nil.* ..	The whole	..	2,60	
40	Do. Byculla	0·16	*Nil.* ..	The whole	..	2,73	
41	Undria Street	0·06	One more property remodelled and remodelling of another property under case 43 nearly completed; no additional buildings acquired but 3 demolished.	Remodelling of property under case 43 to be completed, remodelling of properties along Grant Road service passages behind cases Nos. 41,43—44 for the area set back. Area to be acquired 883 square yards	5,38	2	
42	Poorer Classes Accommodation Scheme for the Spring Mills.	0·20	Completion of two blocks and construction of three more blocks in progress, also levelling and clearing side of other three blacks.	Completion of remaining blocks.	4,11	80	
43	Parel Road (Central) ..	0·97	*Nil*; 14 properties acquired.	The whole .. .. Area to be acquired 95,383 sq. yds.	3,58	43,20	
44	Police Accommodation, Maharbaudi.	0·03	*Nil.* ..	The whole	..	1,09	
				Carried over ..	5,95,37	2,07,69	

Note.—The figures in col. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*concld.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area included in scheme in lakhs of sq. yds.	Work done in 1916-17.	Work to be done after 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1916-17.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1916-17.	Remarks.
1	2	3	4	5	6	7	8
				Brought forward ..	Rs. 5,95,37	Rs. 2,07,69	
45	Police Accommodation, Palton Road.	0·06	(1) Quarters for 4 European officers and out houses. (2) Do. 3 Indian Sub-Inspectors and a police station. (3) Quarters for 10 Head Constables and 95 sepoys and compound wall.	Remaining quarters for 10 Head Constables and 180 sepoys.	1,93	1,56	
46	Do. Parel..		*Nil.* ..	.....	..	..	Work deferred; site not settled.
47	Parel Road (Northern) ..	1·67	*Nil.* ..	The whole	12	71,46	
48	Police Accommodation, Mahim.		*Nil.* ..	.....	..	..	Work deferred.
49	Nepean Sea Road Reclamation.	0·02	Completed.	*Nil.* ..	3	..	
					5,97,45	2,80,71	
				Total ..	8,78,16		

NOTE.—The figures in col. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

J. P. ORR, *Chairman,*
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BOMBAY, 1*st September* 1916.

Appendix F.

Statement showing the progress of acquisition in sanctioned schemes.

Note :—The schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

SCHEMES.		Land acquired upto beginning of 1916-17.			Land acquired in 1916-17.			Total area acquired upto end of 1916-17.			Land yet to be acquired.					REMARKS.
													Estimated cost.			
No.	Name.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Area.	Awards.	General charges @ 10/%.	Total.	
1	1A	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
			Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	R	Rs.	
1	First Nagpada	108	72,802	15,36,830	..	..	..	108	72,802	15,36,830	..	..	..	..	..	The areas given in column 12 are the areas in the scheme as on 31-8-1917 after deducting the areas withdrawn from acquisition or acquired under Section 41 of the Improvement Trust Act up to that date.
2	Princess Street	392	1,20,147	67,47,234	..	..	..	392	1,20,147	67,47,234	..	..	..	..	..	
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..	545	2,48,526	82,45,146	..	..	..	..	..	
4	Gamdevi	68	1,81,658	12,15,960	..	..	..	68	1,81,658	12,15,960	..	..	..	..	..	
5	Dadar-Matunga	608	13,69,697	21,84,052	..	..	..	608	13,69,697	21,84,052	15	87,776	3,07,000	30,700	3,37,700	
6	Sion-Matunga	1,206	16,16,297	18,46,204	8	24,617	25,821	1,214	16,40,914	18,72,025	35	2,16,252	3,15,000	31,500	3,46,500	
7	Colaba Reclamation ..	1	9,152	13,000	..	..	..	1	9,152	13,000	..	..	..	..	..	The amounts in column 13 are the probable amounts of awards after taking into consideration the values of areas which are eventually to be withdrawn from the Scheme.
8	Mandvi Koliwada	208	29,376	19,80,091	..	..	..	208	29,376	19,80,091	..	..	..	..	..	
9	Sankli Street..	1	340	17,000	..	..	..	1	340	17,000	..	..	..	..	..	
10	Road south of Crawford Market.	..	89	2,871	..	..	..	..	89	2,871	..	..	..	..	..	
13	Souter Street extension eastward.	2	7,484	20,786	..	..	..	2	7,484	20,786	..	..	..	..	..	
17	Police Accommodation, Duncan Road.	3	329	38,967	..	..	..	3	329	38,967	..	..	..	..	..	
18	Do. Shepherd Road..	1	1,313	15,915	..	..	..	1	1,313	15,915	..	..	..	..	..	
27	Mathew Road	42	49,908	11,29,785	..	..	..	42	49,908	11,29,785	2	879	..	..	..	
29	Nowroji Hill	399	1,71,702	63,70,141	..	..	..	399	1,71,702	63,70,141	1	97	6,500	650	7,150	
30	Souter Street extension westward.	6	16,909	69,542	..	..	..	6	16,909	69,542	..	..	..	..	..	
31	Parel Street Scheme ..	81	4,85,607	40,16,517	6	1,832	14,670	87	4,87,439	40,31,187	19	1,00,384	3,00,000	30,000	3,30,000	
32	East Agripada	198	1,93,295	21,24,762	1	1,292	11,100	199	1,94,587	21,35,862	14	18,113	1,50,000	15,000	1,65,000	
33	Bhatwadi	36	8,456	2,78,855	..	..	..	36	8,456	2,78,855	..	..	..	..	..	
36	Chunam Kiln Road ..	10	7,493	2,22,138	..	..	..	10	7,493	2,22,138	..	..	..	..	..	
37	Sydenham Road	254	56,003	82,18,545	31	5,604	12,68,021	285	61,607	94,86,566	50	20,597	30,18,000	3,01,800	33,19,800	
40	Police Accommodation, Byculla.	..	..	..	1	16,369	1	1	16,369	1	..	..	..	..	..	
41	Undria Street	45	6,229	4,59,935	1	179	1,800	41	6,408	4,61,735	2	883	6,000	600	6,600	
42	Spring Mills Chawls ..	1	20,030	76,076	..	..	..	..	20,030	76,076	..	..	..	..	..	
43	Parel Road (central) ..	..	..	..	12	1,873	3,36,450	12	1,873	3,36,450	48	95,383	39,45,000	3,94,500	43,39,500	
44	Police Accommodation, Maharbaudi.	..	..	..	1	2,724	1		2,724	1	..	..	..	..	..	
		4,215	46,72,842	4,68,30,352	61	54,490	16,57,864	4,276	47,27,332	4,84,88,216	186	5,40,364	80,47,500	8,04,750	88,52,250	

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City of Bombay Improvement Trust.

Appendix

(Area capital value and rental

(*Vide report*

ESTATE.	Disposed of to end of 1915-16.				Disposed of in 1916-17.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
Schedule C.		Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.
Keneddy Sea Face ...	1	4·0	0·2	0·01	...	...	...	...
Hornby Road	39	59·6	2,082	89·7	...	...	...	...
Marine Lines (including Admiral's bungalow) ...	21	40 9	790	35·5	...	...	...	...
Wellington Lines... ...	16	32·0	767	30·7	...	...	...	...
Wodehouse Road ...	18	40·0	775	33·4	...	...	...	...
Chaupati East	3	1·4	61	2·7	1	0·8	17	0·8
Chaupati West (including Old Distillery Plot) ...	18	27·9	690	31·0	4	4·7	104	4·7
Total ..	116	205·8	5,165	223·0	5	5·5	121	5·5
Schedule D.								
Agripada (including Scheme 9)	105	194·8	1,771	79·6	5	6·9	58	2·6
Connaught Road	16	12·2	91	4·1	...	...	...	..
Lands at Matunga ...	1	1·6	...	...*	...	...	...	...
Total ..	122	208·6	1,862	83·7	5	6·9	58	2·6
Schedule E.								
Colaba Reclamation ...	32	47·9	2,206	99·2	...	...	...	...
Nepean Sea Road Reclamation	...	...	...	...	1	2·0	14	0·6
Total ...	32	47·9	2,206	99·2	1	2·0	14	0·6
Trust's own property.								
First Nagpada	61	46·8	795	35·7	...	...	...	...
Princess Street	103	62·2	7,894	354·8	12	9·0	1,285	57·8
Sandhurst Road	141	106·3	5,026	223·4	20	16·6	1,226	55·1
Gamdevi	82	71·1	1,478	61·4	37	31·3	617	27·7
Dadar-Matunga	3	65·4	469	19·9	19	16·9	184	7·3
Sion-Matunga	1	0·9	4	0·2	1	1·4	3	0·1
Mandvi Koliwada	26	15·5	1,378	61·9	2	1·0	120	5·4
Souter Street extention eastward	3	2·4	23	1·0	...	...	...	...
Mathew Road	20	33·1	1,023	44·6	1	1·4	78	3·5
Nowroji Hill	1	5·7	115	5·2	2	2·8	112	5·0
Parel	6	18·4	291	13·1	*11	8·0	220	9·9
East Agripada	17	26·0	347	14·5	2	1·3	32*	0·8
Bhatwadi	6	4·4	78	3·5	1	0·8	17	0·8
Chunam Kiln Road ...	1	0·3	13	0·6	...	...	...	...
Undria Street	2	0·4	6	0·3	1	0·3	7	0·3
Total ..	473	458·9	18,940	840·1	107	90·8	3,901	173·7
Police Accommodation Schemes.								
14. Nagpada	1	4·0	72	3·2	...	...	...	...
16. Wodehouse Road ..	1	6·6	76	3·4	...	..	...	...
17. Duncan Road ...	1	0·3	38	1·7	...	...	...	...
18. Shepherd Road ...	1	1·2	15	0·7	...	...	...	...
19. Agripada	2	4·8	45	2·1	...	...	...	...
23. Connaught Road ...	2	1·7	13	0·6	...	...	...	...
24. Princess Street ...	2	1·5	151	6·8	...	...	...	...
25. Gamdevi	2	1·8	45	2·0	...	...	...	...
34. Lamington Road ...	1	6·1	...*	...*	...	...	...	...
39. Sandhurst Road (East)	...	...	...	...	4	2·8	197	8·9
40. Byculla	...	...	...	...	1	16·4	...*	...*
44. Maharbaudi	...	...	...	...	1	2·7	...*	...*
45. Paltan Road	1	5·7	...*	...*	...	...	...	...
Total ..	14	33·7	455	20·5	6	21·9	197	8·9
Poorer Classes Accommodation Scheme.								
42. Spring Mills	1	20·0	76	3·4	...	...	...	...
GRAND TOTAL ...	758	975	28,704	1,270	124	127	4,291	191

BOMBAY, 1*st September* 1917.

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are shown in thousands).

para. 12.)

Disposed of to end of 1916-17.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.	
1	4·0	0·2	0·01	...	...	...	...	
39	59·6	2,082†	91·0	...	...	...	...	† Includes Rs. 2,000 for premia.
21	40·9	790	35·5	...	...	...	...	
16	32·0	767	30·7	...	...	...	...	
18	40·0	775	33·4	...	...	...	...	
4	2·2	78	3·5	1	2·5	31	1·4	
21	30·9	733	33·0	19	34·9	338	15·2	One plot (No. 13) resumed.
120	209·6	5,225	227·1	20	37·4	369	16·6	
110	201·7	1,829	82·2	43	72·0	589	26·5	
16	12·2	91	4·1	...	...	...	...	
1	1·6	...	...	...	...	...	...	* Rupee one only.
127	215·5	1,920	86·3	43	72·0	589	26·5	
32	47·9	2,206	99·2	4	6·0	151	6·8	
1	2·0	14	0·6	...	...	...	...	
33	49·9	2,220	99·8	4	6·0	151	6·8	
61	46·8	795	35·7	1	0·7	10	0·5	
115	71·2	9,181*	411·3	2	1·4	66	3·0	* Including Rs. 28,388 premia.
161	122·9	6,252*	278·5	23	15·3	1,465	65·8	* Do. ,, 54,393 ,,
117	100·9	2,067*	87·6	...	...	...	...	* Do. ,, 119,100 ,,
22	82·3	653*	27·2	55	53·3	401	18·0	Two plots resumed (No. 67 & 12). * Including Rs. 26,130 premia.
2	2·3	17*	0·3	14	14·5	80	3·6	Do. ,, 10 500 ,,
28	16·5	1,498	67·3	5	2·8	220	9·9	
3	2·4	23	1·0	6	4·6	58	2·6	
21	34·5	1,109*	45·2	...	...	...	...	* Including Rs. 1,03, 150 premia.
1	8·5	227	10·2	5	2·9	336	15·1	* The remaining portion of chawls.
17	26·4	511	23·0	21	13·5	300	13·5	
19	27·3	379*	15·3	41	32·2	422	19·0	* Including Rs. 39,575 premia.
7	5·2	95	4·3	...	...	...	...	
1	0·3	13	0·6	...	...	...	...	
3	0·7	13	0·6	7	1·7	68	3·0	
578	548·2	22,833	1,008·1	180	142·9	3,426	154·0	
1	4·0	72	3·2	...	...	...	...	
1	6·6	76	3·4	...	...	...	...	
1	0·3	38	1·7	...	...	...	...	
1	1·2	15	0·7	...	...	...	...	
2	4·8	45	2·1	...	...	...	...	
2	1·7	13	0·6	...	...	...	...	
2	1·5	151	6·8	...	...	...	...	
2	1·8	45	2·0	...	...	...	...	
1	6·1	*	*	...	...	...	...	* Nominal.
4	2·8	197	8·9	...	...	...	...	
1	16·4	*	*	...	...	...	...	
1	2·7	*	*	...	...	...	...	* Nominal.
1	5·7	*	*	...	...	...	...	
20	55·6	652	29·4	...	...	...	...	
1	20·0	76	3·4	...	...	...	...	
879	1,099	32,926	1,454	247	258	4,535	204	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix G-2.

Statement showing revenue derivable from plots disposed of in 1916-17.

(*Vide report para* 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
1	17th August 1916 ..	Agripada ..	40	982	9	8,900	400	
	26th September 1916..	,,	126,127 & 128	1,949	8·33	16,287	732	
	* ..	,,	129	3,966	8·34	33,108	1,488	* Resumed after the close of the year.
		Total..	5	6,897	.....	58,295	2,620	
2	18th November 1917..	Chaupati East	5	782	22	17,177	772	
	" "	Total..	1	782	....	17,177	772	
3	3rd October 1917 ..	Chaupati West (Distillery Plot	95	1,332	22·22	29,637	1,332	
	25th November 1917..	,,	94	1,128	22·22	25,098	1,128	
	18th January 1918 ..	,,	93	1,127	22·22	25,098	1,128	
	† ..	,,	92	1,105	22·22	24,564	1,104	† Resumed after the close of the year.
		Total..	4	4,692	.....	1,04,397	4,692	
4	2nd February 1918 ..	Princess Street	107 & 108	1,805	170	3,07,228	13,808	
	‡ ..	,,	109 & 110	1,496	170	2,54,629	11,444	‡ Possessionto be given after 28-2-1918.
	31st May 1918 ..	,,	111, 112 & 113	2,890	120	3,16,840	14,240	
	24th April 1918 ..	,,	65	990	132	1,30,830	5,880	
	15th March 1918 ..	,,	67	623	135	84,194	3,784	
	21st do. ..	,,	68	496	150	74,493	3,348	
	24th February 1918 ..	,,	69	381	162	61,766	2,776	
	5th April 1918 ..	,,	70	307	180	55,358	2,488	
		Total..	12	8,988	.....	12,85,338	57,768	
5	20th April 1917 ..	Sandhurst Rd. West.	1	1,612	67	1,08,135	4,860	
	9th May 1917 ..	,,	74	1,016	40	40,673	1,828	
	7th September 1917..	,,	27	977	26	25,454	1,144	
	5th January 1918 ..	,,	80	675	45	30,438	1,368	
	9th do. do. ..	,,	31	1,074		33,375	1,500	
	3rd December 1917 ..	,,	50	1,234	25	30,883	1,388	
	2nd do. do. ..	,,	73	653	35	22,873	1,028	
	22nd do. do. ..	,,	51	1,629	51	83,215	3,740	
	19th November 1917..	,,	100	443	52	23,051	1,036	
	6th December 1917 ..	,,	76	854		51,264	2,304	
	30th March 1918 ..	,,	90	374	40	14,952	672	
	17th April 1918 ..	,,	86 & 87	1,737	1	2,31,222	10,392	
	(not yet fixed) ..	,,	84	968	101	97,900	4,400	
	Total carried over ..	..	14	13,246	.....	7,93,435		
	Do. do. ...	..	22	21,359	.....	14,65,207	65,852	

Appendix G-2—*cont'd.*

Statement showing revenue derivable from plots disposed of in 1916-17.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
	Total brought forward	...	22	21,359	...	14,65,207	65,852	
	Do. do.	...	14	13,246	...	7,93,435	35,660	
6	1st November 1917 ..	Sandhurst Road, East.	71	422	110	46,458	2,088	
	18th May 1918 ..	,,	69	436	90	39,249	1,764	
	8th May 1918 ..	,,	68	561	80	44,945	2,020	
	4th March 1918 ..	,,	5	678	65	44,144	1,984	
	16th February 1918 ..	,,	32 & 33	1,262	204	2,57,744	11,584	
		Total ..	20	16,605	...	12,25,975	55,100	
7	28th April 1917 ..	Gamdevi	37	1,055	22·22	23,496	1,056	
	6th May 1917 ..	,,	80	749	18·75	14,240	640	
	17th do. ..	,,	121	749	18·75	14,240	640	
	29th April 1917 ..	,,	76	745	20·14	15,130	680	
	26th do. ..	,,	119	748	18·75	14,240	640	
	27th do. ..	,,	57	670	18·75	12,638	568	
	21st May 1917 ..	,,	75	745	20·14	15,130	680	
	18th do. ..	,,	122	758	18·75	14,240	640	
	10th do. ..	,,	114	672	18·75	12,638	568	
	11th do. ..	,,	65	756	18·75	14,240	640	
	13th June 1917 ..	,,	120	748	18·75	14,240	640	
	31st May 1917 ..	,,	34	739	20·13	14,863	668	
	23rd do. ..	,,	116	1,315	15	19,758	888	
	* ..	,,	67	744	18·75	14,240	640	* Since resumed and subsequently re-let.
	5th July 1917 ..	,,	68	779	18·75	14,685	660	
	Do. do. ..	,,	69	828	18	14,952	672	
	27th August 1917 ..	,,	66	744	18·75	14,240	640	
	1st September 1917 ..	,,	110	669	18.75	12,638	568	
	19th August 1917 ..	,,	74	765	18	13,795	620	
	27th Do. do. ..	,,	115	673	18·75	12,638	568	
	20th Do. do. ..	,,	39	673	18·75	12,638	568	
	26th August 1917 ..	,,	63	757	18·75	14,240	640	
	5th October 1917 ..	,,	64	757	18·75	14,240	640	
	6th do. ..	,,	70	826	18	14,952	672	
	3rd do. ..	,,	67	744	18·75	14,240	640	
	7th December 1917 ..	,,	58	780	25	19,491	876	
	Total carried over ..	....	26	20,188	...	36,082	17,352	
	Do. do.	....	42	37,964	...	26,91,182	1,20,952	

Appendix G-2—*cont'd.*

Statement showing revenue derivable from plots disposed of in 1916-17.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
	Total brought forward	.....	42	37,964	..	26,91,182	1,20,952	
	Do.	....	26	20,188	..	3,86,082	17,352	
7	18th November 1917..	Gamdevi ..	59	718	18·75	13,439	604	
	Do. ..	,,	60	811	20·14	16,376	736	
	5th November 1917..	,,	61	876	18·75	16,465	740	
	19th October 1917 ..	,,	14	1,076	18·75	20,203	908	
	30th November 1917..	,,	89	1,541	22·50	34,265	1,540	
	28th do. ..	,,	88	1,464	22·50	32,574	1,464	
	10th do. ..	,,	87	1,111	25	27,768	1,248	
	27th March 1918 ..	,,	126	866	22·22	19,313	868	
	* ..	,,	12	774	18·75	14,507	652	* Since resumed and re-let.
	25th February 1918 ..	,,	13	1,147	18·75	21,538	968	
	15th May 1918 ..	,,	12	774	18·75	14,507	652	
		Total ..	37	31,346	..	6,17,037	27,732	
8	† ..	Dadar Matunga.	542 to 544	6,277	12 & 8	68,085	3,060	† Not yet fixed.
	4th May 1918 ..	,,	22 & 23	1,255	12	15,041	676	
	14th July 1918 ..	,,	20	622	12·36	7,684	272	
	25th April 1918 ..	,,	21	622	13·31	8,271	292	
	Do. ..	,,	24	627	11·46	7,186	256	
	4th May 1918 ..	,,	25	622	11·41	7,097	252	
	27th June 1918 ..	,,	26	622	10·87	6,759	240	
	4th May 1918 ..	,,	27	622	10·47	6,510	232	
	24th April 1918 ..	,,	28	705	12·34	8,698	308	
	4th May 1918 ..	,,	29	690	12·37	8,537	304	
	11th July 1918 ..	,,	31 & 34	1,395	9·51	13,269	472	
	22nd May 1918 ..	,,	32 & 33	1,395	9·	13,269	472	
	10th July 1918 ..	,,	30 & 35	1,427	9·51	13,607	484	
		Total ..	19	16,881	..	1,84,013	7,320	
9	(not yet fixed) ..	Sion Matunga.	Case No. 889	1,374	..	3,026	* 136	Premium Rs. 10,500 for buildings paid on 3-4-1916. * To be enhanced when area developed.
		Total ..	1	1,374	..	3,026	136	
10	2nd July 1917 ..	Mandvi Koliwada.	30	515	110	56,693	2,548	
	(not yet fixed) ..	,,	22	503	125	62,923	2,828	
		Total ..	2	1,018	..	1,19,616	5,376	
	Total carried over ..	....	101	88,583	..	36,14,874	1,61,516	

Appendix G-2—*concl'd.*

Statement showing revenue derivable from plots disposed of in 1916-17.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	Remarks.
				Sq. yds.	Rs.	Rs.	Rs.	
	Total brought forward.	....	101	88,583	...	36,14,874	1,61,516	
11	20th April 1917 ..	Mathew Road.	6	1,436	54	77,608	3,488	
		Total ..	1	1,436	..	77,608	3,488	
12	20th October 1917 ..	Lalbaug ..	9	559	32	17,889	804	
	2nd December 1917..	,,	4	548	28	15,397	692	
	Do. ..	,,	5	548	28	15,397	692	
	6th January 1918 ..	,,	6 & 7	1,096	28	30,705	1,380	
	6th February 1918 ..	,,	10	557	28	15,575	700	
	1st July 1918 ..	,,	11 & 12	1,130	28	31,684	1,424	
13	19th April 1918 ..	Suparibaug ..	27	634	25	15,842	712	
	* ..	,,	201	2,170	25	54,290	2,440	* Resumed after end of year.
	21st April 1918 ..	,,	43	768	30	23,051	1,036	
		Total ..	11	8,010	...	2,19,830	9,880	
14	20th June 1917 ..	Central Agripada.	29	718	12·50	8,989	404	
	7th December 1917 ..	East Agripada (North)	7	549	17	9,345	420	
		Total ..	2	1,267	..	18,334	824	
15	24th December 1917 ..	Bhatwadi ..	7	76	22·50	17,177	772	
		Total ..	1	762	..	17,177	772	
16	20th March 1917 ..	Underia Street	17	342	40	7,209	324	
		Total ..	1	342	..	7,209	324	
17	9th February 1917 ..	Nepean Sea Road Reclamation.	1	2,014	7	14,151	636	Rent to be enhanced to Rs. 724 when the land is built upon.
		Total ..	1	2,014	7	14,151	636	
	Grand Total ..	....	118	1,02,414	....	39,69,183	1,77,440	

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix H-I.

Statement of completed police accommodation schemes.

Serial No.	Scheme.		Date of completion.	No. of persons accommodated.		Area of site.	Cost of site.	Cost of building, etc.	Interest charges, etc.	Total capital cost.	Rent payable by Government.	REMARKS.
	No.	Name.		Officers.	Men.							
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road	*1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	* (With stables for 19 horses.)
2	16	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates but the lease runs from 1-6-09.
7	24	Princess Street	31-5-10	5	12	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,062	83,532	17,352	1,44,946	6,687	
			Total ..	28	392	21,912	4,54,647	7,74,805	98,017	13,27,469	61,997	

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1917.

Appendix H-2

Progress of police accommodation schemes during 1916-17.

(Vide report para. 8.)

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 34.—Police Accommodation, Lamington Road.	235 In addition the following are to be provided:— Office rooms .. .. 6 Cells .. .. .. 4 Store & pantry rooms .. 12 Bath rooms.. .. 9 Cook „ .. .. 7 Servants' „ 8 46	4 European Officers, 3 Indian Sub-Inspectors, 10 Head Constables and 210 men.	Buildings completed except one chawl for sepoys which has been taken in hand in 1917-18.
2	Scheme No. 35.—Police Accommodation, Sandhurst Road, West.	.. ..	3 Indian Sub-Inspectors and 15 Constables.	Represented in November 1914. Detailed plans and estimates are awaited from Government for the approval of the Board. Plot No. 65, Sandhurst Road, West, has been reserved for the scheme at Rs. 40 per square yard from 1st August 1915.
3	Scheme No. 39.—Police Accommodation, Sandhurst Road, East.	140 In addition the following are to be provided:— Cook rooms .. .. 9 Store and pantry rooms 15 Servants' rooms .. 6 Bath „ .. 22 52	3 European Officers, 6 Indian Sub-Inspectors, 10 HeadConstables and 90 Constables.	Represented in October 1914. Plans and estimates approved in July 1916. The scheme was notified on 27th July 1916, sanctioned by Government on 27th January and declared on 1st March 1917. Scheme held up for want of funds.
	Scheme No. 40.—Police Accommodation, Byculla.	176 In addition the following are to be provided:— Office rooms .. .. 8 Store „ .. .. 9 Cells .. .. .. 4 Cook rooms.. .. 7 Servants' „ .. 8 Bath „ .. .. 20 Stable and coach house. 2 58	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors and 145 Constables.	Represented in May 1914, and plans and estimates were approved in October 1914. The scheme was notified in December 1914, sanctioned by Government in April and declared on 22nd July 1915. The site was acquired by the Special Collector on 7th August 1916. Scheme held up for want of funds
5	Scheme No. 44.—Police Accommodation, Maharbaudi.	85 In addition the following are to be provided:— Store rooms .. .. 8 Staircase „ .. .. 8 Bath „ .. .. 13 Cook „ .. .. 7 Office „ .. .. 3 Guard „ .. .. 1 Waiting „ .. .. 1 Cells 4 45	4 European Officers, 3 Indian Sub-Inspectors and 57 Constables.	Represented in March 1914. Plans and estimates were sanctioned in June 1914. The scheme was notified on 30th July 1914, sanctioned by Government in December 1914, and declared on 18th March 1915. Revised estimates were sanctioned in May 1915. The site was acquired by the Special Collector on 31st October 1916. Scheme held up for want of funds.
6	Scheme No. 45.—Police Accommodation, Palton Road.	335 In addition the following are to be provided:— Cook rooms .. .. 7 Servants'„ .. .. 8 Store „ .. .. 8 Bath „ .. .. 37 Office „ .. .. 4 Guard „ .. .. 1 Cells 4 69	4 European Officers, 3 Indian Sub-Inspectors, 20 Head Constables and 275 Constables.	Buildings completed except two chawls for Head Constables and sepoys which have not been taken in hand.

Appendix H-2—*contd.*

Progress of police accommodation schemes during 1916-17.

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	Remarks.
7	Scheme No. 46.—Police Accommodation, Parel.	.. ..	1 European Superintendent, 5 European officers, 3 Indian Sub-Inspectors and 200 Constables	Represented in August 1916. A fresh site is under consideation and until this is settled plans and estimates cannot be submitted for approval of the Board by Government.
8	Scheme No. 48.—Police Accommodation, Mahim.	.. ..	4 European officers, 3 Indian Sub-Inspectors and 125 Constables.	Represented in October 1914. Plans and estimates were received from the Executive Engineer, Presidency, and returned for modification on 16th January 1915.

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. No.	CHAWL. Name.	Year in which site of chawls was appropriated for construction of chawls.	Half the area of road on which the chawls abut.	Open spaces surrounding the chawls.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 5 + col. 6.)	Rate per sq. yard as in the year given in col. 3.	Value of site (col. 7) as in the year given in col. 3.	Actual constructional cost of chawls.	Management and establishment charges as in the published accounts for year ending 31-3-17.	Management and establishment charges at 7½% on col. 10.	Cost of work *plus* management and establishment charges (col. 10 + col. 12.)
1	2	2A	3	4	5	6	7	8	9	10	11	12	13
				sq.yds.	sq. yds.	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada A Chawls.	1900	2,862	4,079 *a*	3,206	7,285	7	50,995	1,71,777	58,898	12,883	1,84,660
2	5-16	Agripada B Chawls.	1903	3,267	5,924	6,001	11,925	6	71,550	5,01,554	79,472	37,617	5,39,171
3	31,32, 38,40, 45&46	Agripada C Chawls.	1908	1,659	2,825	3,426	6,251	6	37,506	2,56,993	62,955	19,274	2,76,267
4	19-24	Chandanwadi Chawls.	1904	1,061	5,365	4,299	9,664	15	1,44,960	3,46,690	96,137	26,002	3,72,692
5	25-2 29,30 & 41	Imamwada A Chawls.	1905	..	7,857	5,585	13,442	13–8	1,81,467	4,60,861	1,23,861	34,565	4,95,426
6	50	Imamwada B Chawls.	1905	..	588	361	949	13–8	12,811	18,017	3,606	1,351	19,368
7	33-35, 36&37	Mandvi Koliwada Chawls.	1908	1,847	893 *c*	3,276	4,169	75	3,12,675	2,55,610	52,264	19,171	2,74,781
8	51	Matunga Chawls.	1915	368	574	370	944	5	4,720	10,996	824	825	11,821
9	17-18	Nagpada A Chawls.	1903	..	1,510	1,059	2,569	7	17,983	76,191	16,878	5,714	81,905
10	39	Nagpada B Chawls.	1904	..	1,122	977	2,099	7	14,693	92,391	22,192	6,929	99,320
11	28	Princess Street Chawls.	1907	..	1,047	433	1,480	30	44,400	39,272	7,574	2,945	42,217
12	42-44& 47-49	Supari baug Chawls.	1910	..	5,157	2,924	8,081	4–8	36,364	3,13,319	76,427	23,499	3,36,818
		Total ..	..	11,064	36,941 *c*	31,917	68,858	.. *e*	9,30,124 *d*	25,43,671 *b*	6,01,088	1,90,775	27,34,446
13	52-57	Chinch Bunder Chawls.	1913	..	4,613	3,883	8,496	26·66	2,26,560	3,39,208	28,762	25,441	3,64,649
		Total ..	..	11,064	41,554	35,800	77,354	..	11,56,684	28,82,879	6,29,850	2,16,216	30,99,095

BOMBAY, 1*st September* 1917.

I (1).

Trust's Chawls.

net annual return.

Cost of work, value of land and management and establishment charges (col. 9 + col. 13.)	Interest and sinking fund charges on capital outlay 4·81% on col. 14.	Full letting value per annum.	Net annual return 65% of amount in col. 16.	Profit or loss per annum (col. 17 — col. 15.)	Percentage of net annual return (col. 17) on capital cost (col. 14.)	Permissible population in adults according to Trust's standard. (col. 21. of appendix I (2).	Capital cost of land and works per adult. (Col. 14 ÷ col. 20)	Capital cost of works per adult (Col. 13 ÷ col. 20).	Net profit or loss per adult (Col. 18 ÷ col. 20).	Actual population in adults as per census of December 1916.	REMARKS.
14	15	16	17	18	19	20	21	22	23	24	25
Rs.											
2,35,655	10,864	13,584	8,830	—2,034	3·75	1,545	152·53	119·52	—1·32	1,047½	(*a*) This area is exclusive of the site of the weaving shed; and of a strip of land 6 feet in width surrounding the shed.
6,10,721	28,154	39,900	25,935	—2,219	·25	3,216	189·90	167·65	—0·69	2,300½	The rates per square yard given in column 8 are those which the sites of chawls as given in column 7, could have fetched subject to the Board's regulations as usual in the open market in the years given in column 3.
3,13,773	14,465	19,134	12,437	—2,028	·96	2,160	145·27	127·90	—0·94	1,377½	
5,17,652	23,864	41,274	26,828	+2,964	·18	2,352	220·09	158·46	+1·26	1,878	(*b*) Chinch Bunder chawls are under construction. The sanctioned estimate of Rs. 3,58,281/- will have to be revised when the chawls are actually completed.
6,76.893	31,205	42,186	27,421	—3,784	·05	3,504	193·18	141·39	—1·08	2,436	
32,179	1,483	1,440	936	—547	2·91	150	214·53	129·12	—3·65	73	The figures in column 17 are based on the assumption that the outgoings are 35% of the gross annual rent. It will be seen from the statement at page 25 of the Administration Report for the year 1915-16 that these outgoings are 34·97% which is very nearly equal to 35% of the gross annual rent.
5,87,456	27,082	38,292	24,890	—2,192	4·24	1,110	529·24	247·55	—1·97	671	
16,541	763	630	409	—354	2·47	75	220·55	157·61	—4·72	*h* 75	(*c*) These areas do not include the land occupied by railway lines on which the rear of the chawls abut.
99,888	4,605	6,912	4,493	—112	.	648	154·15	126·40	—0·17	422	(*d*) This figure represents the value at Rs. 40/- per square yard of the site, situated between the 25′ road and the railway and admeasuring 5,664 square yards.
1,14,013	5,256	6,912	4,493	—763	3·94	648	175·95	153·27	—1·18	414½	
86,617	3,993	3,840	2,496	—1,497	2·88	256	338·35	164·91	—5·85	206	(*e*) This figure is arrived at by dividing the figure (*d*) by 8,496 square yards.
3,73.182	17,204	18,720	12,168	—5,036	·2 6	2,400	155·49	140·34	—2·10	1,282½	(*f*) The figure of 1,860 represents the population of 372 rooms, when the chawl is completed.
36,64,570	1,68,938	2,32,824	1,51,336	—17,602	4·13	18,064	202·87	151·38	—0·90	12,183½	(*g*) This is the population of only 168 rooms, which were ready for occupation by December 1916.
5,91.209	27,254	44,100	28,665	+1,411	4·85	*f* 1,860	317·85	196·05	+0·75	*g* 540½	(*h*) As the census of this chawl was not taken in December 1916, the figure of permissible population is given here.
42,55,779	1,96,192	2,76,924	1,80,001	—16,191	4·23	19,924	213·60	155·54	—0·81	12,724	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Particulars of

Number of rooms, full letting value and permissible

Serial No.	CHAWL. No.	CHAWL. Name.	Number of rooms. Let for living purposes.	Temporarily occupied for Board's purposes. Occupied by muccadams.	Temporarily occupied for Board's purposes. Used as office and store.	Temporarily occupied by schools.	Chawl Superintendent's quarters including office and store.	Total cols. 3+4+5 +6+7.	Shops.	Godowns.	Monthly rent. Let for living purposes.	Monthly rent. Temporarily occupied for Board's purposes.	Monthly rent. Temporarily occupied cols.
1	2	2A	3	4	5	6	7	8	9	10	11	12	13
			(a)								Rs. a. (j)	Rs.	Rs.
1	1–4	Agripada A Chawls.	291	2	1	....	6	300	15	....	1,006-8	10-8	..
2	5–16	Agripada B Chawls.	912	....	....	....	....	912	16	...	3,192-0	...	..
3	31,32, 38,40 45 & 46	Agripada C Chawls.	403	....	....	10	....	413	19	....	1,410-8	....	35
4	19–24	Chandanwadi Chawls.	663	1	....	....	6	670	8	....	3,315-0	5-0	..
5	25-27, 29,30 & 41	Imamwada A Chawls.	875	1	....	....	7	883	....	....	3,500-0	4-0	..
6	50	Imamwada B Chawls.	30	....	....	....	....	30	....	....	120-0	....	..
7	33-35, 36 & 37	Mandvi Koliwada Chawls.	218	....	....	4	....	222	30	26	1,090-0	....	20
8	51	Matunga Chawls.	15	....	....	....	....	15	....	....	52-8	....	.
9	17-18	Nagpada A Chawls.	143	1	....	....	....	144	....	....	572-0	4-0	..
10	39	Nagpada B Chawls.	143	....	1	....	....	144	....	....	572-0	4-0	..
11	28	Princess Street Chawls.	63	1	....	....	....	64	....	....	315-0	5-0	..
12	42-44 & 47-49	Suparibaug Chawls.	477	1	2	....	....	480	....	....	1,550-4	9-12	..
			4,233	7	4	14	19	4,277	88	26	16,695-12	42-4	55
13	52-57	Chinch Bunder Chawls.	370	1	1	....	....	372	....	33	1,850-0	1 -0	..
		TOTAL ..	4,603	8	5	14	19	4,649	88	59	18,545-12	52-4	55

BOMBAY, *1st September* 1917.

I-(2.).

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

Trust's Chawls.

population according to the Trust's standard.

Monthly rent.				Total annual rent, 12 times cols. 15+16+17	Permissible population.			Remarks.
Chawl Superintendent's quarters including office and store.	Total cols. 11+12+13+14.	Shops.	Godowns.		Total No. of rooms.	Population per room.	Total population.	
14	15	16	17	18	19 (f)	20	21	22
Rs. a.	Rs. a.	Rs.	Rs.	Rs.	Rs. (g)		Rs.	
(b) 12-0	1,029-0	103	....	13,584	309	5	1,545	(a) This figure is made up of 8, two-room tenements and 275 one-room tenements.
....	3,192-0	133	....	39,900	288 640	4½ 3	3,216	(b) Out of Rs. 12, Rs. 7 are for chawl superintendent's quarters and Rs. 5 for office, etc.
....	1,445-8	149	....	19,134	432	5	2,160	(c) Out of Rs. 9-8-0, Rs. 7 are for chawl superintendent's quarters and Rs. 2-8-0 for office, etc.
(c) 9-8	3,329-8	110	....	41,274	(h) 672	3½	2,352	(d) Out of Rs. 11-8-0, Rs. 7 are for chawl superintendent's quarters and Rs. 4-8-0 for office, etc.
(d) 11-8	3,515-8	....	....	42,186	(i) 876	4	3,504	(e) Out of the total number of 372 rooms, 308 rooms were ready by 31st March 1917. The monthly rent per room is.—
....	120-0	....	....	1,440	30	5	150	(a) Rs. 5 for Chandanwadi, Princess Street, Mandvi and Chinch Bunder Chawls.
....	1,110-0	810	1,271	38,292	222	5	1,110	(b) Rs. 4 for Imamwada and Nagpada Chawls.
....	52-8	....	....	630	15	5	75	(c) Rs. 3½ for Agripada and Matunga Chawls, and
....	576-0	....	....	6,912	144	4½	648	(d) Rs. 3¼ for Suparibaug Road Chawls.
....	576-0	....	....	6,912	144	4½	648	(f) The figures in column 19 do not include chawl superintendent's quarters and godowns and shops at Mandvi. They include shops at Agripada and Chandanwadi
....	320-0	....	....	3,840	64	4	256	(g) (300 + 15—6)=309.
....	1,560-0	....	....	18,720	480	5	2400	(h) (670 + 8—6)=672.
33-0	16,826-0	1,305	1,271	2,32,824	4,316	....	18,064	(i) (883—7)=876.
....	1,860-0	....	1,815	44,100	(e) 308	5	1,540	(j) This figure of monthly rent is made up as follows:—
33-0	18,686-0	1,305	3,086	2,76,924	4,624	5	19,604	8 two-room tenements at Rs. 5½ per month .. .. .. =Rs. 44 275 one-room tenements at Rs. 3½ per month .. .. .. =Rs. 962½ Rs. 1,006½

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1917-18.

Serial No.	Date of giving possession to Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1917.		Remarks.
							Outlay to end of March 1916.	Outlay during 1916-17	
1	2	3	4	5	6	7	8	9	10
	(*a*) prior to 1st April 1916 *vide* Appendix J.-1 of Administration Report for 1915-16.					Rs.	Rs.	Rs.	In the case of schedule C & D lands the figures in col. 7 represent schedule value.
	,, ,,	Roads in Schedule "C" lands	12,074		55,175	7,57,450	3,40,871	Nil.	
		do. "D" lands	17,356		56,652	1,86,168	2,71,379	,,	
		do. "E" lands	4,276 (4,002)*		26,406	86,590	1,42,564	,,	
		Scheme 1 ...	2,983		14,648	3,15,440	87,106	,,	
		do. 2 ...	6,818		43,001	21,52,174	2,15,857	,,	
		do. 3 ...	9,244 (702)*		62,558	27,46,010	3,24,875	,,	
		do. 4 ...	9,222		33,286	2,57,671	2,04,064	,,	
		do. 8 ...	2,405		9,148	4,11,760	46,903	,,	
		do. 9 ...	486		2,162	14,076	10,007	,,	
		do. 13 ...	318		1,413	4,316	7,092	,,	
		do. 27 ...	1,938 (450)*		13,761	2,17,745	58,608	,,	
		do. 33 ...	473		1,400	14,000	7,868	,,	
		do. 36 ...	1,225		8,167	2,14,714	33,942	,,	
		Total ...	68,818 (5,154)*	...	3,27,777	73,78,114	17,51,136	,,	
	(*b*) During 1916-17.								
					Scheme 2.				
	10-6-16	Portion of Abdul Rehman Street ...	280	30′	775	2,32,500	698	,,	
	10-6-16	Pinjari Street ...	110	25′	306*	61,200	1,509	,,	* This includes 212 square yards of the old Pinjari lane.
					Scheme 3.				
	25-1-17	Road off Sandhurst Road	519	26′-8″	1,864	28,000	9,784	,,	
		Road on the West of Charni Road ...	147	20′-0″					
					Scheme 4.				
	13-7-16	Tejpal Road ...	342	26′-8″	1,013	7,100	6,334	,,	
					Scheme 29.				
	31-3-17	Chinch Bunder Road.	2,340	40′-0″	10,400	2,70,400	48,186	,,	
		Total ...	3,738	...	14,358	5,99,200	66,511	,,	
		Grand Total ...	72,556 (5,154)*	...	3,42,135	79,77,314	18,17,647	...	

* Foot paths not taken into account.

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1917-18 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1916.	Outlay during 1916-17.	Remarks.
1	2	3	4	5	6	7	8	9
	Schedule "C."							
					Rs.	Rs.	Rs.	In the case of schedule C & D lands the figures in col. 6 represent schedule value.
	Wodehouse Road Estate ..							* Complete.
	* Accommodation Road ..	443	23'	1,132	11,320	4,592	..	
	Total ..	443		1,132	11,320	4,592	..	
	Schedule "D."							
	West Agripada.							
	Agripada Estate Scheme 11 Moreland Road footpaths .	(2,036)	8'-4"	1,885	5,655	8,128	..	
	Club Road do.	(1,247)	10'-0"	1,381	4,143	5,954	..	
	Footpath Cirrus Avenue ..	(535)	13'-4"	792	2,376	3,415	466	
	Do. Wylie Road ..	(1,006)	do.	1,490	4,470	6,424	..	
	Do. Gell Street ..	(1,142)	do.	1,691	5,073	7,291	..	
	Do. Motlibai Street .	(1,022)	do.	1,513	4,539	6,524	..	
	Do. Rebsch Street ..	(1,021)	do.	1,511	4,533	6,515	..	
	Do. Agripada Chawl Street.	(854)	do.	1,487	4,461	6,411	..	
	Do. Rebsch Street ..	(243)	20'	551	1,653	2,375	..	
	Do. do. ..	(488)	do.	1,083	3,249	4,669	..	
	Do. Club Back Road.	(415)	13'-4"	615	1,845	2,651	..	Incomplete.
		(674)	20'-0"	1,499	4,497	6,463	..	
	Do. Reynolds Road..	(1,013)	13'-4"	1,500	4,500	6,468	..	
	Do. Club Cross Road .	(200)	30'	667	2,001	2,876	..	
	Do. Motlibai Street ..	(428)	20'	951	2,853	4,100	..	
	Souter Street	(1,727)	do.	3,837	11,511	17,145	429	
	Gilder Street-Schedule "D" lands (footpaths).	(180)	do.	400	1,600	1,724	..	
	Gilder Street to Jetha Street (footpath).	(1,863)	do.	4,140	16,560	18,851	..	
	Additional portion of Gilder Street from Jetha Street to Club Road.*	(310)	20'	689	2,501	2,976	..	
	Central Agripada	....	....	....	....	....	..	
	East Agripada.							
	Tank Pakhady Street (Road No. 2)	950	40'-0"	4,222				
	Milk Street..	338	40'-0"	1,502				
	Byculla Station Road ..	56	50'-0"	311	23,300	24,785	2,559	Only roadway complete.
	Water Street	144	40'-0"	640				
	Total ..	1488 (16404)		34,357	1,11,320	1,45,745	3,454	
	Carried over	1931 (16404)		35,439	1,22,640	1,59,337	3451	

Appendix J-2—*contd.*

Roads constructed before 1917-18 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1916.	Outlay during 1916-17.	Remarks.
1	2	3	4	5	6	7	8	9
	Scheme 2.							
	Brought forward ..	1,931 (16,404)	40′	35,489	Rs. 1,22,640	Rs. 1,50,337	Rs. 3,454	Incomplete.
	Kitchen Garden Lane ..	147		653	4,000	3,179	929	
	Total ..	147		653	4,000	3,179	929	
	Scheme 3.							
	Footpaths between Breach Candy and Falkland Roads.	(6,872)	13′-4″	10,178		52,856	..	
	Footpaths in Kumbharwada section.	(740)	13′-4″	1,096		5,692	..	
		(412)	13′-4″	610		3,168	..	
	Footpaths of Parel Road and Dongri section.	(3,280)	13′-4″	4,858		25,228	1,165	
	Do. Dharamshala 40′ Road.	(170)	6′-8″	126		654	..	Incomplete.
	Do. Parel Road and Duncan Road.	(1,914)	13′-4″	2,836		14,727	561	
	Do. do. do.	(250)	13′-4″	370	8,85,000	1,921	..	
	Footpath 40′ road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road.	(519)	13′-4″	769		....	4,163	
	Portion of Sandhurst Road between Dongri Street and Elphinstone Bridge.	750	53′-4″	4,444		23,078	5,433	Complete.
	Total ..	750 (14,157)		25,287	8,85,000	1,27,324	11,322	
	Scheme 4.							
	Hughes Road footpaths ..	(3,670)	20′	8,156		49,007	..	
	New Gamdevi Road footpaths.	(936)	16′	1,763		11,025	860	
	Babulnath Road footpaths.	(680)	20′	1,511	90,800	9,449	..	
	Owen Dunn Road footpaths.	(300)	13′-4″	444		2,887	323	Incomplete.
	Do. do. do.	(186)	20′	413		2,582	..	
	Alexandra Road footpaths.	(1,205)	20′	2,678		16,648	860	
	Do. do.	275	20′	611		3,821	1,604	Complete.
	Laburnum Road footpaths.	(1,100)	20′	2,444	69,600	15,184	..	Incomplete.
	Laburnum Road	236	20′	525		3,283	1,290	Complete.
	Tejpal Road ..	84′-6″	40′	376		2,350	..	
		(342)	13′-4″	507		3,166	..	Incomplete.
	Watchagandy Road ..	(818)	20′	1,818		11,300	..	
	Total ..	595′-6″ (9,237)		21,246	1,60,400	1,30,702	4,937	
	Carried over ..	3,423′-6″ (39,798)		72,675	11,72,040	4,11,542	20 642	

Appendix J-2—*contd.*

Roads constructed before 1917-18 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1916.	Outlay during 1916-17.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	3,423'-6" (39,798)	....	82,675	11,72,040	4,11,542	20,642	
	Scheme 5.							
	Road from King's Circle to Matunga Station. ..	1,350	18'	2,700	5,400			
	26' road south of cottage plot	630	16'	1,120	2,240			
	Portion of Level Crossing Road from the King's Circle to the northern boundary of the scheme including portion of Circular Road.	1,299	18'	2,598	5,196	1,58,757	56,380	Incomplete.
	20' roadway of 40 feet road west of Tramway plot.	560	20'	1,244	2,488			
	Roadway of Eastern Avenue.	1,040	38'	4,391	8,782			
	36' feet roadway of the 60' Overbridge Road ..	1,100	36'	4,400	8,800			
	Total ...	5,979		16,453	32,906	1,58,757	56,380	
	Scheme 6.							
	Portion of Level Crossing Road from the southern boundary of the scheme to the level crossing on the G. I. P. Ry. south of Mahim Loop.	1,070	18'	2,144	6,432	14,349	301	Incomplete.
	Total ..	1,070		2,144	6,432	14,349	301	
	Scheme 8.							
	Esaji Street (in continuation of road No. 1.) ..	96	36'	384	14,167	1,969	..	
	Jambli Street footpath ..	(433)	8⅔'	417	25,916	2,139	..	
	Kazi Syed Street „ ..	(569)	16⅔'	1,018	20,360	5,222	..	Incomplete.
	Dongri Street „ ..	(571)	20'	1,269	50,700	6,509	..	
	Bhandari Street „ ..	(377)	20'	838	16,720	4,298	..	
	Do. „ ..	(135)	13⅓'	674	13,480	3,457	..	
	Janjikar Street „ ..	(320)	13⅓'					
	Syed Mukrai Street ..	107	30-0"	357	7,140	..	..	Complete.
	Total ..	203 (2,405)		4,957	1,48,483	23,594	..	
	Carried over ..	10,675'-6" (42,203)		106,229	13,59,861	6,08,242	77,323	

Appendix J-2—*contd.*

Roads constructed before 1917-18 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1916.	Outlay during 1916-17.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	10,675'-6" (42,203)	....	106,229	13,59,861	6,08,242	77,323	
	Scheme 13.							
	Souter Street extension eastward-footpaths.	(318)	20'	707	2,181	4,048	..	Incomplete.
	Total ..	(318)		707	2,181	4,048	..	
	Scheme 27.							
	Footpaths of Lamington Road.	(1,344)	10'	1,493	29,640	6,357	..	Incomplete.
	Mathew Road footpaths ..	(2,110)	10'	2,344	55,660	9,981	14	Incomplete.
	Total ..	(3,454)		3,837	85,300	16,338	14	
	Scheme 29.							
	60' Nowroji Hill Road ..	(2,340)	20'	5,200	1,35,200	24,093	98	Only roadway complete.
	Six cross roads west of 60' Nowroji Hill Road.	1,300	40'	5,778	1,50,228	27,966	..	Incomplete.
	Total ..	1,300 (2,340)		10,978	2,85,428	52,059	98	
	Scheme 31.							
	Eastern Avenue on Dadar Road.	1,200	114'	15,200	70,800	1,58,465	1,35,499	Incomplete.
	Road on site of present Choregully.	479	26'-8"	1,420				Complete.
	38' roadway of Eastern Avenue between Dadar and Vincent Roads junction and the northern boundary of the scheme.	2,810	38'	11,864				Incomplete.
	Suparibaug Road.							
	(1) at Lalbug end ..	714	28'	2,221	16,000			do.
	(2) In front of Mr. Chamarbaugwala's premises.	509	38'	2,149				do.
	Roads at Lalbaugh.							
	(1) Road No. 4	114	17'	215				Complete but without lighting arrangement.
	(2) Portion of road No. 8.	425	17'	803				
	Total ..	6,251		33,872	86,800	1,58,465	1,35,499	
	Carried over ..	18226'-6" (48,315)		155,623	18,19,570	8,39,152	2,12,934	

Appendix J-2—*concld.*

Roads constructed before 1917-18 but not handed over to the Municipality.

Serial No.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1916.	Outlay on roads only during 1916-17.	Remarks.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs.	
	Brought forward ..	18,226'-6" (48,315)	....	155,623	18,19,570	8,39,152	2,12,934	
	Scheme 32.							
	Tank Pakhady Street ..	395	40'-0"	1,756				Complete roadway.
	Milk Street..	120	40'-0"	533				Do.
	Byculla Station Road ..	940	50'-0"	5,222				Do.
	Water Street	351	40'-0"	1,560	69,500	99,230	36,276	Do.
	New Souter Street North ..	1,000	26'-8"	2,963				Imcomplete.
	Road No. 1 from east off Clerk Road North ..	896	40'-0"	3,982				Complete roadway.
	Road No. 2 from east off Clerk Road North ..	1,143	40'-0"	5,080				Do.
	Total ..	4,845		21,096	69,500	99,230	36,276	
	Scheme 33.							
	Bhatwady Road footpaths.	(500)	13'-4"	741		4,164	200	
	Do. Road	80	20'-0"	177	98,558	995	431	Incomplete.
	Do. do.	30	30'-0"	100		562	..	
	Total ..	110 (500)		1,018	98,558	5,721	631	
	Scheme 36.							
	Widening of Lamington Road	(1,225)	20'-0"	2,722	53,320	11,313	283	Incomplete.
	Total ..	(1,225)		2,722	53,320	11,313	283	
	Grand Total ..	23,181·6" (50,040)		1,80,459	20,40,948	9,55,416	2,50,124	

Note.—Figures in brackets in col. 3 refer to footpaths which are not taken into account.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 1*st September* 1917.

Appendix

Analysis of Appendices

Completed roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074 (a) 39	55,175 411	443	1,132
„ "D" „	17,356 (b) 419	56,652 1,862	1,488	6,675
„ "E" „	4,276 *(4,002)	26,406	..	..
Schemes	38,392 *(1,152)	2,01,628	6,231	26,508
Total completed roads ..	72,556 or 13·74 miles *(5,154)	3,42,135	8,162 or 1·55 miles	34,315
Roads commenced but not completed before 1917-18.				
Schedule "D"	..	..	*(16,404)	27,682
Scheme 2	..	..	147	653
„ 3	..	..	*(14,157)	20,843
„ 4	..	..	84 *(9,237)	376 19,734
„ 5	..	..	5,979	16,453
„ 6	..	..	1,070	2,144
„ 8	..	..	96 *(2,405)	384 4,216
„ 13	..	..	*(318)	707
„ 27	..	..	*(3,454)	3,837
„ 29	..	..	1,300 *(2,340)	5,778 5,200
„ 31	..	..	5,233	31,434
„ 32	..	..	1,000	2,963
„ 33	..	..	110 *(500)	277 741
„ 36	..	..	*(1,225)	2,722
Total ..	..	..	15,019 or 2·84 miles *(50,040)	1,46,144
Grand Total ..	72,556 or 13·74 miles *(5,154)	3,42,135	23,181 or 4·39 miles *(50,040)	1,80,459

(a) *Vide* Scheme No. 3.
(b) „ „ „ 9.
* Footpaths not taken into account.

BOMBAY, 1*st September* 1917.

J-3.

J-1 and J-2.

Total.		Cost to end of 1917.			Remarks.
Length.	Area.	Land.	Construction.	Total.	
Ft.	Sq. yds.	Rs.	Rs.	Rs.	Road length in running ft.
12,556	56,718	7,68,770 4,110	3,45,463	11,18,343	128′ 204 80′ 10,065½ 70′ 2,234 60′ 9,158 50′ 7,284½ 40′ 40,135 Under 40′ 2,885 Setback 590 Total .. 72,556
19,263	65,189	2,21,591	3,07,341	5,28,932	
4,276	26,406	86,590	1,42,564	2,29,154	
44,623	2,28,137	70,28,669	12,54,548	82,83,217	
80,718 or 15·29 miles	3,76,450	81,09,730	20,49,916	1,01,59,646	
(16,404)	27,682	88,020	1,21,855	2,09,875	
147	653	4,000	4,108	8,108	
(14,157)	20,843	8,69,461	1,10,135	9,79,596	
84	376	1,51,575	1,25,641	2,77,216	
(9,237)	19,734				
5,979	16,453	32,906	2,15,137	2,48,043	
1,070	2,144	6,432	14,650	21,082	
96	384	1,41,343	23,594	1,64,937	
(2,405)	4,216				
(318)	707	2,181	4,048	6,229	
(3,454)	3,837	85,300	16,352	1,01,652	
1,300	5,778	2,85,428	27,966	3,13,394	
(2,340)	5,200				
5,233	31,434	80,247	2,72,805	3,53,052	
1,000	2,963	9,761	19,032	28,793	
110	277	98,558	6,352	1,04,910	
(500)	741				
(1,225)	2,722	53,320	11,596	64,916	
15,019 or 2·84 miles (50,040)	1,46,144	19,08,532	9,73,271	28,81,803	
95,737 or 18·13 miles (55,194)	5,22,594	1,00,18,262	30,23,187	1,30,41,449	

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust

Appendix K.

Details of acquisition work scheme by scheme

(Vide report para. 3.)

Scheme No.	Name of scheme.	Total amount of awards.			Corresponding amounts of Land Manager's estimate.			Total area acquired in sq. yds.		
		Up to 31st March 1916.	During 1916-17.	Up to 31st March 1917.	Up to 31st March 1916.	During 1916-17.	Up to 31st March 1917.	Up to 31st March 1916.	During 1916-17.	Up to 31st March 1917.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
1	First Nagpada	15,36,830	....	15,36,830	12,56,261	.....	12,56,261	72,802	.....	72,802
2	Princess Street	67,47,234	....	67,47,234	60,00,683	.....	60,00,683	1,20,147	.....	1,20,147
3	Sandhurst Road	82,45,146	....	82,45,146	74,13,285	.....	74,13,285	2,48,526	.....	2,48,526
4	Gamdevi	12,15,960	....	12,15,960	10,23,087	.....	10,23,087	1,81,658	.....	1,81,658
5	Dadar-Matunga	21,84,052	....	21,84,052	19,97,665	....	19,97,665	13,69,697	.....	13,69,697
6	Sion-Matunga	18,46,204	25,821	18,72,025	16,82,739	25,821	17,08,560	16,16,297	24,617	16,40,914
7	Colaba Reclamation	13,000	....	13,000	13,000	.....	13,000	9,152	.....	9,152
8	Mandvi Koliwada	19,80,091	....	19,80,091	17,76,225	.....	17,76,225	29,376	.....	29,376
9	Sankli Street	17,000	....	17,000	17,166	.....	17,166	340	... ..	340
10	Road south of Crawford Market	2,871	....	2,871	2,871	.....	2,871	89	.....	89
13	Souter Street extension eastward ..	20,786	....	20,786	11,877	... ..	11 877	7,484	.....	7,484
17	Police Accommodation, Duncan Road ..	38,967	....	38,967	37,917	.....	37,917	329	.....	329
18	Do. Shepherd Road ..	15,915	....	15,915	15,915	....	15,915	1,313	....	1,313
27	Mathews Road	11,29,785	....	11,29,785	8,37,032	....	8,37 032	49,908	....	49,908
29	Nowroji Hill	63,70,141	....	63,70,141	61,95,627	....	61,95,627	1,71,702	....	1,71,702
30	Souter Street extension westward ..	69,542	....	69,542	61,065	....	61,065	16,909	....	16,909
31	Parel Street Scheme	40,16,517	14,670	40,31,187	37,87,905	14,430	38,02,335	4,85,607	1,832	4,87,439
32	East Agripada	21,24,762	11,100	21,35,862	20,72,914	11,124	20,84,038	1,93,295	1,292	1,94,587
33	Bhatwadi	2,78,855	....	2,78,855	2,61,230	....	2,61,230	8,456	....	8,456
36	Chunam Kiln Road	2,22,138	....	2,22,138	2,06,748	....	2,06,748	7,493	....	7,493
37	Sydenham Road	82,18,545	* 12,68,021	94,86,566	81,53,385	11,52,394	93,05,779	56,003	5,604	61,607
40	Police Accomodation, Byculla	....	1	1	....	1	1	.....	16,369	16,369
41	Undria Street	4,59,935	1,800	4,61,735	4,59,036	16,451	4,75,487	6,229	179	6,408
42	Spring Mills Chawls	76,076	....	76,076	76,076	....	76,076	20,030	....	20,030
43	Parel Road (central)	....	3,36,450	3,36,450	....	3,36,572	3,36,572	....	1,873	1,873
44	Police Accommodation, Maharbaudi ..	....	1	1	....	1	1	....	2,724	2,724
		4,68,30,352	16,57,864	4,84.88.216	4,33,59,709	15,56,794	4,49,16,503	46,72,842	54,490	47,27,332

* This includes Rs. 17,676 excess awarded by the Tribunal.

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix L-1.

Principal cases awarded by the Special Collector in 1916-1917.

(Vide report para. 3).

Serial No.	Scheme No.	Case No.	Case opened	Award made.	Owner's name.	Area.	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
1	37	287	18-7-13	12-4-16	R. D. Sethna, Esqr., Receiver in High Court Suit No. 635 of 1914.	142	40,416	33,907	34,000	Settled.
2	37	211	13-8-12	14-4-16	Kikabhai Abdul Husein Kapadia.	165	54,782	40,323	40,300	Do.
3	37	321	1-7-14	12-5-16	Ramjanali Noor Mahomed.	414	1,05,770	93,968	94,000	Do.
4	37	320	19-8-13	1-6-16	Rahimtoola Gangji and Piarali Mooraj, executors and trustees of the will of Keserbai, widow of Dharamsey Khakoo	234	57,500	57,300	57,500	Do.
5	37	255	5-6-13	24-7-16	Haji Esmail Jan Mahomed.	275	97,700	82,027	82,000	Do.
6	37	182	25-9-12	24-7-16	Mahomed Miya Ahmed Khandwani.	172	....	32,002	32,000	Do.
7	37	116	8-6-12	11-8-16	The Official Assignee and the assignee of the Estate of Esmail Haji Moosa Ayub, an insolvent.	204	77,691	51,006	51,000	Do.
8	37	329	19-9-13	29-8-16	Gulam Husein Allarakhia.	319	1,74,351	1,34,350	1,35,000	Do.
9	37	81	18-4-12	22-9-16	Haji Ebrahim Haji Vaidina.	507	1,39,877	76,930	1,06,125	Contested.
10	37	159	9-5-13	19-10-16	Haji Abdul Rehman Essa.	359	79,037	55,420	65,766	Do.
11	37	118	8-6-12	6-11-16	Noor Mahomed Beg Mahomed, Bai Aishabai, daughter of Beg Mahomed; and the executors of Esmail Beg Mahomed viz., Noor Mahomed Beg Mahomed, Abu Baker Abdul Rehman and Bai Yemnabi, widow of Ismail Beg Mahomed	173	1,01,124	57,727	80,946	Do.
12	37	132	8-7-12	21-11-16	Abdul Rehman Haji Yakoob and Mahomed Usman Mahomed Sidik, receivers in High Court suit No. 398 of 1916.	288	78,744	56,311	73,057	Do.

Appendix L-1—*contd.*

Principal cases awarded by the Special Collector in 1916-1917.

Serial No.	Scheme No.	Case No.	Case opened	Award made.	Owner's name	Area.	Original and subsequent claim.	Trust's valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
13	37	124 & 131	20-6-12	17-3-17	Sir Mohomed Yusuf	107	....	15,832	80,000	Settled
					Haji Ismail Kt.	293	....	64,218		
14	43	14	31-7-16	7-12-16	Byramji Darabshaw Nariman.	145	....	32,308	32,000	Do.
15	43	25	28-8-16	12-1-17	Ibrahim Adamji Jinjaliwalla.	197	....	48,065	48,000	Do.
16	43	18	11-8-16	24-2-17	Abdul Husein Husseinally.	183	....	40,274	40,000	Do.
17	43	5	17-7-16	1-3-17	Jamal Ebrahim.	290	76,420	61,183	61,000	Do.
18	43	11	27-7-16	1-3-17	Mahomedali Abdulalli Rajkotwalla.	118	....	31,423	31,500	Do.

J. P. ORR, *Chairman*,
City of Bombay Improvemnt Trust.

BOMBAY, 1*st September*, 1917.

Appendix L-2.

(*Vide report para.* 3.)

Mr. Mahomed Cassam Laktani.

CASE NO. 145, SCHEME 37.

During the year under review the only important case fought out in the Tribunal was Case No. 145, Scheme No. 37. It comprised three properties standing side by side, situated in Nagdevi Street, opposite to the Minara Mosque. The reference (a claim for Rs. 1,35,451 against the Special Collector's award of Rs. 89,439) derives its importance not so much from the large sum involved as from a principle for the first time enunciated before the Tribunal, *viz.*, that the rent should be treated as a terminable annuity and the value of the site should be deferred for the remaining life of the buildings.

2. This view was advocated by Mr. Mirams, the Consulting Surveyor to Government.

3. This method has not been unknown in Trust valuations but has been confined to buildings with a short life–a decade or two. It is not in common use in Bombay for in actual practice surveyors and investors usually treat rents as a perpetuity. This latter method has been the practice of the

Tribunal also during the last 16 years and in deciding the reference the majority on the Tribunal adhered to their usual practice. Mr. Mirams dissenting wrote a separate judgment based on the method he advocated but the result of his valuation did not differ materially from that arrived at by the majority on the Tribunal.

4. Another important feature of this reference was, that the Tribunal, departing for the first time from their rigid practice of treating chawl properties as a 6% investment, awarded 20 years' purchase and for this departure they gave no reason.

5. Had this decision been treated as a special case the Trust would have had no grievance but the Special Collector apparently considering himself bound by this decision of the Tribunal awarded 20 years' purchase in all the succeeding cases in this and the neighbouring localities even where the properties were occupied in single room tenements, and where the actual rents at the date of declaration were increased by the Special Collector himself by more than 40% !

6. The reference resulted in the Special Collector's award being increased by Rs. 142,691 half of which is due to the increase in the years' purchase and the other half to the increase in the estimate of the future lives of the buildings. As regards this latter it may be mentioned that the largest of the three buildings had to be pulled down at the instance of the Executive Engineer, Municipality soon after the reference was disposed of. The buried timber was rotten and the demolition of the adjoining house which gave it lateral support nearly brought it down.

Appendix M.

Showing the allocation of charges on account of management and establishment for the year 1916-17.

(Vide report para. 21.)

ESTATES.	CHARGES PRIMARILY DEBITABLE TO CAPITAL ACCOUNT.						CHARGES PRIMARILY DEBITABLE TO GENERAL ACCOUNT.			Grand total.	REMARKS.
	Acquisition 7½ per cent.	Works 7½ per cent.	Capital value of lands leased 4½ per cent.	Sale proceeds 2½ per cent.	Expenses of Tribunal of Appeal.	Total.	Permanent revenue 2½ per cent.	Temporary revenue 7½ per cent.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Schedule C. Chaupati, West	....	..	4,698	..	....	4,698 0 0	650	150	800	5,498 0 0	
„ East	....	..	774	..	....	774 0 0	67	..	67	841 0 0	
Parel	....	..	..	4,694	....	4,694 0 0	..	255	255	4,949 0 0	
Rest of Schedule C	....	1,515	..	..	....	1,515 0 0	4,776	1,417	6,193	7,708 0 0	
Schedule D Agripada, West	....	60	2,623	50	....	2,733 0 0	975	210	1,185	3,918 0 0	
„ Central	....	..	..	..	....	....	25	..	25	25 0 0	
„ East	....	210	..	..	....	210 0 0	760	15	775	985 0 0	
Rest of Schedule D	....	..	..	..	....	....	..	30	30	30 0 0	
Schedule E. Colaba Reclamation	....	..	..	..	....	....	2,433	..	2,433	2,433 0 0	
„ F. lands leased by Government.	....	..	..	..	....	....	5	..	5	5 0 0	
Scheme No. 1 First Nagpada	....	..	..	..	....	....	922	4,584	5,506	5,506 0 0	
„ „ 2 Princess Street	....	75	57,852 R-18,000	..	69 4 0	57,996 4 0 R-18,000 0 0	8,807	5,168	13,975	53,971 4 0	
„ „ 3 Sandhurst Road	7 0 0	720	55,180 R-18,000	315	311 12 0	56,533 12 0 R-18,000 0 0	4,584	13,616	18,200	56,733 12 0	
„ „ 4 Gamdevi	....	345	26,480 R-8,000	..	....	26,825 0 0 R-8,000 0 0	1,382	187	1,569	20,394 0 0	
„ „ 5 Dadar-Matunga	....	4,846	8,282 S. C.-1,000	12	692 12 0	13,832 12 0 S.C.-1,000 0 0	272	2,161	2,433	15,265 12 0	
„ „ 6 Sion-Matunga	2,536 0 0	300	135	..	138 8 0	3,109 8 0	12	1,868	1,880	4,989 8 0	
„ „ 8 Mandvi Koliwada	....	..	5,383	1,140	138 8 0	6,661 8 0	1,220	4,824	6,044	12,705 8 0	
„ „ 13 Souter Street extension eastwards.	....	..	..	..	....	....	20	22	42	42 0 0	
Carried over. Total of normal percentage charges	2,543 0 0	8,071	161,407	6,211	1,350 12 0	179,582 12 0	26,910	34,507	61,417	195,999 12 0	
Special credits			—1,000			—1,000 0 0					
Reserves			—44,000			—44,000 0 0					
Actuals	2,543 0 0	8,071	116,407	6,211	1,350 12 0	134,582 12 0	26,910	3,4507	61,417		

Appendix M—*contd.*

Showing the allocation of charges on account of management and establishment for the year 1916-17.

ESTATES.	CHARGES PRIMARILY DEBITABLE TO CAPITAL ACCOUNT.						CHARGES PRIMARILY DEBITABLE TO GENERAL ACCOUNT.			Grand total.	REMARKS
	Acquisition 7½ per cent.	Works 7½ per cent.	Capital value of lands leased 4½ per cent.	Sale proceeds 2½ per cent.	Expenses of Tribunal of Appeal.	Total.	Permanent revenue 2½ per cent.	Temporary revenue 7½ per cent.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Brought forward ..	2,543 0 0	8,071	161,407 R.-44000 S.C.1,000	6,211	1,350 12 0	1,79,582 12 0 R.-44,000 0 0 S.C.-1,000 0 0	26,910	34,507	61,417	1,95,999 12 0	
Scheme No. 27 Mathew Road	....	..	3,493	..	....	3,493 0 0	1,173	15	1,188	4,681 0 0	
„ „ 29 Nowrojee Hill	120 0 0	10,105	..	1,498	346 8 0	12,069 8 0	..	22,859	22,859	34,928 8 0	
„ „ 30 Souter Street extension westwards	....	..	..	..	....	....	..	15	15	15 0 0	
„ „ 31 Parel	1,125 0 0	10,742	9,749 R. 3,000	2,653	173 0 0	24,442 0 0 R.-3,000 0 0	75	7,292	7,367	28,809 0 0	
„ „ 32 East Agripada	870 0 0	2,738	823	105	207 12 0	4,743 12 0	275	7,622	7,897	12,640 12 0	
„ „ 33 Bhatwadi	....	45	774	20	....	839 0 0	85	37	122	961 0 0	
„ „ 36 Lamington Road ..	....	22	..	..	....	22 0 0	15	..	15	37 0 0	
„ „ 37 Sydenham Road ..	97,258 2 7 R.-27,000 0 0	75	..	195	9,145 11 6	1,06,673 14 1 R.-27,000 0 0	..	40,915	40,915	1,20,588 14 1	
„ „ 41 Undria Street	180 0 0	832	324	55	....	1,391 0 0	7	1,268	1,275	2,666 0 0	
	25,244 0 0	..	..	..	....	25,244 0 0	..	217	217	15,461 0 0	
	S.C.-3,000 0 0					S.C.-3,000 0 0					
„ „ 43 Parel (Central)	R.-7,000 0 0					R.-7,000 0 0					
„ „ 49 Nepean Sea Rd- Reclamation	....	135	639	..	....	774 0 0	..	..	..	774 0 0	
„ „ 25 P.A. Scheme, Gamdevi ..	....	2,858	..	..	....	2,858 0 0	..	..	..	2,858 0 0	
„ „ 34 Do. Lamington Road ..	....	11,793	..	..	....	11,793 0 0	..	..	..	11,793 0 0	
„ „ 45 Do. Palton Road ..	....	8,837	..	..	....	8,837 0 0	..	..	..	8,837 0 0	
„ „ 42 Spring Mills Chawls ..	....	10,487	..	..	....	10,487 0 0	85	..	85	10,572 0 0	
Total of normal percentage charges ..	1,27,340 2 7	66,740	1,77,209	10,737	11,223 11 6	3,93,249 14 1	28,625	1,14,747	1,43,372		
Special credits	—3,000 0 0	..	—1,000	..	....	—4,000 0 0	..	..	..		
Reserves	—34,000 0 0	..	—47,000	..	....	—81,000 0 0	..	..	..		
Actuals ..	90,340 2 7	66,740	1,29,209	10,737	11,223 11 6	3,08,249 14 1	28,625	1,14,747	1,43,372	4,51,621 14 1	

BOMBAY, 1*st September* 1917.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations on

(*Vide report*

	Year.	No of tenements demolished during the year.				No. of tenements provided							
						In Board's chawls.		In Police accommodation schemes.				In Boards' les	
		One-room.	Two-room.	Larger.	Total.	Permanent.	Semiper-manent.	One-room.	Two-room.	Larger.	Servants' quarters.	One-room.	Two-room.
	1	2	3	4	5	6	7	8	9	10	11	12	13
	1898—99												
	1899–1900												
	1900—01	3,329	301	184	3,814								
	1901—02	..	..	..	..	309	..	..	..	..	..	19	..
	1902—03	..	..	..	..	..	..	..	..	..	..	..	..
	1903—04	486	101	72	659	..	..	..	..	..	..	60	36
	1904—05	295	77	35	407	288	..	..	..	..	..	108	..
	1905—06	1,498	552	192	2,242	992	..	684	..	6	12	100	90
	1906—07	2,347	352	234	2,933	464	..	63	..	3	9	185	..
	1907—08	1,609	366	220	2,195	296	248	..	..	..	..	129	44
	1908—09	1,737	410	216	2,363	495	..	31	4	2	5	85	39
	1909—10	383	53	71	507	96	..	50	4	5	7	160	61
	1910—11	494	90	43	627	707	..	..	..	5	12	366	93
	1911—12	546	322	161	1,029	624	..	..	..	..	..	483	144
	1912—13	692	169	144	1,005	30	13	..	..	..	..	339	75
	1913—14	531	193	142	866	..	390	..	..	..	..	558	116
	1914—15	1,011	268	145	1,424	..	277	..	..	..	..	188	71
	1915—16	914	196	206	1,316	15	25	..	..	...	..	239	70
	Total ..	15,872	3,450	2,065	21,387	4,316	953	828	8	21	45	3,019	839
	1916—17	734	154	161	1,049	434	..	200	15	21	24	200	100
	Total ..	16,606	3,604	2,226	22,436	4,750	953	1,028	23	42	69	3,219	939
Total	1898to1909	11,301	2,159	1,153	14,613	2,844	248	778	4	11	26	686	209
Do.	1909to1917	5,305	1,445	1,073	7,823	1,906	705	250	19	31	43	2,533	730
	Total ..	16,606	3,604	2,226	22,436	4,750	953	1,028	23	42	69	3,219	939

BOMBAY, 1*st September* 1917.

N.

Trust estates since the commencement of the Trust.

para. 11.)

during the year.

see's buildings.		Total.				Grand Total.	Remarks.
Larger.	Servants' quarters.	One-room.	Two-room.	Larger.	Servants' quarters.		
14	15	16	17	18	19	20	
36	32	328	..	36	32	396	
72	210	..	..	72	210	282	
30	50	60	36	30	50	176	
15	46	396	..	15	46	457	
94	155	1,776	90	100	167	2,133	
19	14	712	..	22	23	757	
149	105	673	44	149	105	971	
139	139	611	43	141	144	939	
153	155	306	65	158	162	691	
161	156	1,073	93	166	168	1,500	
252	49	1,107	144	252	49	1,552	
100	33	382	75	100	33	590	
160	20	948	116	160	20	1,244	
145	10	465	71	145	10	691	
136	31	279	70	136	31	516	
1,661	1,205	9,116	847	1,682	1,250	12,895	
151	63	834	115	172	87	1,208	
1,812	1,268	9,950	962	1,854	1,337	14,103	
554	751	4,556	213	565	777	6,111	
1,258	517	5,394	749	1,289	560	7,992	
1,812	1,268	9,950	962	1,854	1,337	14,103	

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

Appendix O-I.

Play-ground (temporary) for Children at Nowroji Hill, Scheme 29.

(Vide report para. 7.)

Trustees' Resolution No. 238 *of* 19*th September* 1916.

Considered the following (Circular No. 459 of 1916) :—

(*a*) Letter No. 41266 dated 24th March 1916 from the Municipal Commissioner for the City of Bombay :—

I have the honour to invite your attention to your letter No. 4344 dated the 23rd June 1914 regarding the proposal to reserve a piece of land in the Nowroji Hill Improvement Scheme for a play-ground for children and to forward a copy of a resolution of the Corporation on the subject. I do not think that there can be any doubt as to the desirability of a play-ground in this part of the town which is exceptionally wanting in open spaces. I hope therefore that the Trustees will consider the provision of such a play-ground on as early a date as is possible for them.

Corporation Resolution No. 7578 *dated* 28*th February* 1916.

"That the attention of the Commissioner be invited to his letter No. 12174, dated the 7th July 1914, forwarding a letter from the City Improvement Trust in which it was stated that the Trust Board intended to provide, when available, a piece of land in the Nowroji Hill Improvement Scheme as a temporary play-ground for children, and he be requested to move the Trust to provide the play-ground as early as possible."

(*b*) Memorandum from the Land Manager dated 26th May 1916 :—

The Chairman inspected the proposed site of the recreation ground as shown on this office plan* No. 127 dated 18th May 1916, accompanying this office No. 5535* dated 18th instant, objected to this site as it has no direct access to it from the top of the hill, and suggested another site which is free from this objection, and which is bounded by red scored lines on the accompanying plan* No. 134 dated 26th May 1916.

(*c*) Memorandum from the Land Manager No. 5997 dated 30th May 1916 :—

* * * * * * * * *

2. No portion of the proposed temporary recreation ground has been let and no portion will be let till it is maintained as a recreation ground.

3. It would be advisable to level the ground, to repair the latrines which stand on the land and to fence it in.

(*d*) Memorandum from the Engineer No. 6330 of 6th September 1916 :—

An estimate* amounting to Rs. 1,970 for preparing the recreation ground, fencing it, planting trees and providing 2 swings and a roundabout, accompanies.

The cost will be debited to capital account expenditure, Scheme No. 29, Nowroji Hill, Recreation Ground, funds for which will be reappropriated after the sanction of the estimate.

Read Chairman's minutes thereon.

RESOLUTION No. 238.—Pending the provision of a permanent play-ground as shown in the development plan approved in Trustees' Resolution 26 of 1915, a temporary play-ground for children should be provided tentatively on the site marked in Land Manager's plan No. 134 of 26th May 1916

2. The estimate for Rs. 1,970 for preparing and filling up the play-ground is sanctioned.

*Not printed.

Appendix O-2.

1 (*a*). Development of a portion of Nowroji Hill, Scheme 29.

(*Vide report para.* 10.)

Trustees' Resolution No. 161 *of* 13*th June,* 1916.

Considered the following (Circular No. 291 of 1916) :—

(*a*) Letter No. 5708 dated 24th May 1916 from the Deputy Land Manager :—

Nowroji Hill.

Herewith I have the honour to forward a plan*, Land Manager's No. 131 dated the 23rd May 1916, showing proposals for the lay-out of the block of land lying to the south of Sandhurst Road and between Chinch Bundar Road and the G. I. P. Railway.

2. The development provides for buildings having shops on the ground floor and living rooms above with detached godowns in the rear and in order that Chinch Bundar Road may not be blocked by carts delivering goods a passage about 25 feet in width has been provided in the rear and adjoining the G. I. P. Railway.

3. The area in question lies immediately to the north of a district in which godowns for the storage of grain and other merchandise are in great demand and I think the proposed plots will appeal to the market.

4. The height of the godowns should be limited to a height of twenty-six feet which is ample for all requirements; that of the main buildings should be limited to sixty feet. If galleries are to be permitted in the shops I would suggest that the level of the first floor be fixed at 17 feet and that stone facing be required up to that level only.

5. The usual statement of areas accompanies.

* * * * * * * * *

Statement of areas—

Total area of portion dealt with including half areas of roads on north, west and south	15,337 sq. yds.
Area of roads and passages	6,722 „
Area of plots	8,615 „
Areas of open spaces within plot areas	1,847 „
Percentage of open spaces within plot areas	=21·44 „

(*b*) Memo. No. 3974 dated 1st June 1916 from the officiating Trust Engineer :—

* * * * * * * * *

I have no remarks to offer and agree with the above proposals.

Read Chairman's minutes thereon.

RESOLUTION No. 161.—Referred to the Land Committee for report.

*Not printed.

Trustees' Resolution No. 192 *of* 31*st July,* 1916.

Read the following report of the Land Committee No. 3 dated 20th July, 1916:—

Nowroji Hill.

We have considered the lay-out of the south-east portion of the Nowroji Hill Estate which was referred to us under Trustees' Resolution No. 161 dated the 13th June last. We have made a few minor alterations on the plan* accompanying the Deputy Land Manager's report dated the 24th May last, which alterations are embodied in a new plan*—Land Manager's No. 170 dated the 2nd instant.

We recommend that the lay-out as shown on this plan* should be approved, that stone frontages to first floor level of buildings erected on plots Nos. 1 to 10 should be required and that the plot situated at the junction of Sandhurst Road and Chinch Bundar Road should be subject to Sandhurst Road Estate Building Regulations.

* * * * * * * * *

RESOLUTION No. 192.—The report is adopted.

* * * * * * * * *

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1. (*b*). Development of a portion of Nowroji Hill, scheme 29.

(*Vide report para.* 10.)

Trustees' Resolution No. 29 *of* 6*th February,* 1917.

Considered in continuation of Trustees' Resolution No 26 dated 26th January 1915 the following letter No. 1138 dated 27th January, 1917 from the Deputy Land Manager (Circular No. 58 of 1917):—

Nowroji Hill Estate, south portion.

Herewith I have the honour to forward a plan,* Land Manager's No. 39 dated 24th January 1917, showing the proposed lay-out of the south end of this estate.

2. The Trustees in their resolution No. 26 dated 26th January 1915 approved of the alignment of the roads and of the provision of the central play-ground as shown on plan* No. 10 dated 19th January 1915 a copy of which is forwarded.

3. The proposals now submitted deal with the division of the frontages into plots, the provision of means of access to the play-ground and a slight enlargement of the play-ground itself.

4. The usual T shaped development has been adopted for the frontage to Chinch Bunder Road as it has been found that for this particular frontage that method is the most advantageous. A somewhat different method has been adopted for the Dongri Street frontage in order to permit of access of the westerly breeze to the play-ground.

5. As both frontages will be much sought after by persons desiring to utilize the ground floors of their buildings as pehdies and godowns for which there is a great demand in this locality it is proposed that the spaces shown hatched on the plan should be allowed to be built on to a maximum height of eighteen feet above road level.

6. The depth of frontage to the road on the north has been reduced from 80 feet to 52 of which 12 feet is to be kept open: this means a sacrifice of a small area of building land which can be added with great advantage to the play-ground thus increasing its area from about 3,136 to about 3,836 square yards.

7. Three means of access to the play-ground are provided; if it is thought desirable two additional passages can be provided to the west and east of plots 27 and 29 respectively.

8. Negotiations are proceeding for the retention of the temple shewn on plot No. 17.

---

* Not printed.

9. The usual statement of areas accompanies.

10. Plots 18, 19 and 20 will shortly be available for placing on the market.

11. These proposals are forwarded through the Engineer in order that he may attach any remarks he may have to offer.

Statement of areas.

Plot No.	Area: Square yards.	Square yards.
13	585	
14	614	
15	567	
16	222	
17	250	
18	590	
19	590	
20	461	
21	689	
22	622	
23	489	
24	622	
25	622	
26	496	
27	399	
28	346	
29	389	
		8,553
Half roads surrounding area		=4,066
Passages		309
Play-ground		3,836
	Total area..	16,764 sq. yards

Note.—The area of open spaces within plots=1,332 square yards or about 15½ per cent. of the total plot area.

Read the following Memo. No. 956 dated 29th January 1917 by the officiating Engineer :—

I have no remarks to offer.

Read Chairman's minute thereon.

RESOLUTION No. 29.—Referred to the Land Committee for consideration and report.

Trustees' Resolution No. 34 of 13th February 1917.

Read the following report No. 1 dated 9th February 1917 of the Land Committee :—

1. *Nowroji Hill Estate.*

We have considered the Deputy Land Manager's proposals for the lay-out of the southern portion of this estate as shown on plan No. 39 dated 24th January 1917, which was referred to us under Trustees' Resolution No. 29 dated 6th February 1917.

We have only one minor suggestion to make and that is that passages 10′ in width should be left to the west and east of plots 27 and 29 respectively. Subject to this recommendation we advise the Board to sanction the lay-out. We further recommend that the following special regulations should apply to this portion of the estate :—

(*a*) 1st floor level to be 18′ above road level ;

(*b*) stone frontages to be provided to a height of 18′ above road level ;

(*c*) any buildings erected on the hatched portions shown on plan No. 39 dated the 24th January 1917 should not exceed 18′ in height above road level.

* * * * * * * * *

RESOLUTION No. 34.—Item 1. The Committee's report is adopted.

* * * * * * * * *

2. Development of a portion of East Agripada (North), Scheme 32.

(*Vide report para.* 10.)

Trustees' Resolution No. 265 *of* 17*th October* 1916.

Read the following report of the Land Committee No. 4 of 13th *October* 1916:—

* * * * * *

Proposed development of land fronting on Clerk Road—East Agripada (North) Estate.

We have considered, with reference to Trustees' Resolution No. 226 dated the 12th September 1916, the Deputy Land Manager's proposals for the development of area of the East Agripada (North) Estate fronting on Clerk Road as shown on Land Manager's plan *No. 194 dated the 18th August 1916 and the conditions, mentioned in his letter No. 9579 dated the 4th September 1916.

We approve of the proposals for the development of the area as shown on Land Manager's plan *No. 194, dated the 18th August 1916, subject to the following conditions:—

(1) height of frontage wings should be limited to 15′;

(2) plinths to be khandki faced;

(3) height of ground floor to be 15′ above road level;

(4) no galleries to be allowed in shops and

(5) height of main building to be limited to a ground and 3 upper floors or a maximum of 50′

and we beg to recommend the Board accordingly.

* * * * * *

Resolution No. 265.—The report is adopted.

3. Development of a portion of Dadar-Matunga, Scheme 5.

(*Vide report para* 10).

Trustees' Resolution No. 246 *of* 5*th October* 1915.

Considered the following papers underlying Circular No. 384 of 1915 *re:* development of a portion of Scheme No. 5:—

(*a*) Letter No. 9320 dated 9th the September 1915 from the Deputy Land Manager:—

Scheme V.

Herewith I have the honour to forward a plan,* L. M.'s No. 155 dated 7th September 1915, showing the proposed lay-out of the area between the Kingsway and Dadar Station and south of the road leading to the overbridge.

2 The 60 feet road by the Railway and the roads on the east and south of the land agreed to be leased to Government for the Railway Police remain as shown on the original plan and pending some indication of demand the area between the 40 feet road and Kingsway has been left for future consideration.

3. The two principal points to be considered are the width of the road from Kingsway to the station and the class of building to be erected on the frontages thereto.

4. As regards the first point; as this road will carry a large amount of traffic at certain hours of the day I have proposed a width of 76 feet, *i. e.*, a 36 feet carriage-way and two 20 feet footpaths on which will be planted trees.

* Not printed.

5. The frontages should, in my opinion, be reserved for medium sized residences to be set back at least twenty feet from the road ; it was at one time suggested that shops should be erected here but in view of the great importance of having a good approach from the principal station in the locality to the estate and one which will at once appeal to persons leaving the station, I trust that shops will not be permitted on this road.

6. The remainder of the development explains itself ; a central open space about 160 feet square (about 2,777 square yards) has been provided and round this is grouped a number of plots each 70′ by 80′ (622 square yards) which are approached by roads 30 feet in width.

7. It is possible that a site for a market will have to be provided at this end of the estate but the most suitable place for this will be just north of the overbridge road as it will be close to the goods platform and more convenient to persons living on the west of the Railway who could obtain easy access to it by means of a flight of steps from the approach road ; shops could be placed round it in such a manner as to shut it off from direct contact with the residential area. There is also room for between forty and fifty shops near Naigaum Cross Road and opposite the Kohinoor Mill.

18

8. The usual statement as to plot areas and percentage of open spaces accompanies.

SCHEME V.

(Part of)

Statement of Areas.

Plot No.	Approximate area.	Building area.	Percentage of open spaces to plot area.
	sq. yards.	sq. yards.	
1	980	360	63·26
2	1,058	470	55·6
3	1,228	580	52
4	1,341	642	52·12
5	1,435	715	50·17
6	1,511	717	52·55
7	850	400	53
8	970	413	57·42
9	1,080	487	54·90
10	1,200	545	54·58
14	800	305	61·87
15	906	389	57·06
16	862	361	58·11
17	1,000	444	55·56
18	950	400	57·89
19	933	395	57·66
20	622	222	64·31
21	622	222	64·31
22	622	222	64·31
23	622	222	64·31
24	622	222	64·31
25	622	222	64·31
26	622	222	64·31
27	622	222	64·31
28	711	278	60·09
29	711	278	60·09
30	622	222	64·31
31	622	222	64·31
32	622	222	64·31
33	622	222	64·31
34	622	222	64·31
35	622	222	64·31

(*b*) Memorandum No. 5502 dated the 20th September 1915 from the officiating Trust Engineer, Northern Division :—

* * * * * *

There does not appear to be any objection to the proposed development. It is advisable to disallow shops on the frontages to the proposed main road leading from Kingsway to Dadar Station. The service passage at the rear of the southernmost row of plots should be given an outlet on the 76′ road at its west end.

If the area of the roads surrounding the plot proposed to be developed be taken into consideration as usual, the result works out as shown below :—

Roads and service passages	30·94%
Open spaces	4·11%
Building plots including Railway Police plot	64·95%
	100.00%

Roads, service passages and open spaces take up 35·5% of the total area which is slightly in excess of that shown in the general development of the whole scheme as proposed by this Department, wherein the combined percentage comes to 33·3%.

* * * * * *

(c) Minute by the Chairman dated the 28th September 1915 :—

I should think the road might be cut down from 76′ to 66′ at most, as there are not to be trams or shops on it and all the houses are well set-back.

RESOLUTION No. 246.—Referred to the Land Committee.

Trustees' Resolution No. 265 of 17th October, 1916.

Read the following report of the Land Committee No. 4 of 13*th October* 1916.

* * * * * *

4. *Lay-out of south-western portion of Scheme 5, Dadar-Matunga.*

We have considered, with reference to Trustees' Resolution No. 246 dated the 5th October 1915, revised proposals from the Deputy Land Manager for the lay-out of the south-western portion of Scheme 5 as shown on Land Manager's plan* No. 185 dated the 16th August 1916.

We approve of the lay-out as shown on Land Manager's plan* No. 185 dated the 16th August 1916 subject to the following conditions :—

(1) buildings should not exceed a ground and one upper floor in height;

(2) out-houses may be erected provided that the minimum distance between the rear boundary of the plot and out-houses be 10′ with a similar distance between the out-houses and main bulding and

(3) a stable for one horse or one cow to be allowed on each of plots Nos. 1 to 6 and 9 and 10 but on no other.

and we beg to recommend the Board accordingly.

RESOLUTION No. 265. The report is adopted.

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* Not printed.

4. Development of a portion of Suparibaug Estate, Scheme 31.

(Vide report para. 10.)

Trustees' Resolution No. 63 *of* 20*th March* 1917.

Considered the following (Circular No. 157 of 1917) :—

(*a*) Letter No. 3194 dated 15th March 1917 from the Deputy Land Manager :—

Suparibaug Estate.

Herewith I have the honour to forward a plan*—L. M.'s No. 76 dated the 14th instant showing proposals for the development of the area bounded on the south by Chore Gully, on the north by Chambarbaug Lane, on the east by the 50 feet road sanctioned under resolution No. 184 dated the 11th August 1914 and on the west by Suparibaug Road.

2. On the large blue print* sent herewith and numbered 6, the area above referred to is surrounded by a yellow line ; the blue print shews a tentative development of the main block of land included in this scheme and in the Parel Estate, but as this development can be improved upon sanction to it is not asked for ; the plan is submitted merely in order that the Trustees may see how the general idea fits in with that shewn on plan No. 76,* sanction for which is asked.

3. The main idea underlying the development shewn on plan No. 76* is to group the plots round the sites of the old tanks which will be converted into a recreation ground having an area of about 2·55 acres.

4. It is proposed that all the buildings should be detached, but as there may be a demand for shops facing Suparibaug Road it is suggested that buildings not exceeding 15 feet in height and 15 feet in depth should be permitted on the portions of plots Nos. 119 to 127 which are hatched black.

5. It is suggested that the heights of the buildings should be limited to a ground and three upper floors on the plots facing Suparibaug Road and to a ground and two upper floors on the remaining plots ; also that the following special building rules should apply to plots Nos. 119 to 127 :—

(*a*) stone facing to a height of 15 feet above road level on all frontages,

(*b*) height of ground floor to be 15 feet above road level and

(*c*) stone cornice to be provided at a height of 15 feet above road level.

These rules are similar to those adopted by the Board for the northern portion of this estate

6. The usual statement of areas accompanies.

7. As a demand for plots fronting Suparibaug Road has arisen early sanction to the proposals is requested.

Statement of areas.

Total area including half surrounding roads	= ..	59,020 sq.yds	
	sq. yards.		
Area of roads	15,206		
„ „ service passages	873		
„ „ recreation ground	12,320		
„ „ plots	30,621		
	———	59,020	„
Average area of plots		690	„
Percentage of plot area that may be built upon		42·11	„

* Not printed.

(*b*) Memo. No. 2375 dated 16th March 1917 by the officiating Trust Engineer, N. D.

Subject to the following remarks there does not appear to be any objection to the proposed development :—

If the ends of the side open spaces of plots Nos. 119 to 127 be allowed to be built upon as ground floor shops, the depth may be increased to 20 feet as it will be much appreciated. About 3 feet of the depth will be taken up by walls and it will leave only 12 feet for shops if only a 15 feet depth is allowed to be built over.

Read Chairman's minute thereon.

RESOLUTION No. 63.—Referred to the Land Committee for consideration and report.

Trustees' Resolution No. 78 of 27th March 1917.

Read the following report No. 2 dated 23rd March 1917 of the Land Committee :—

Suparibaug Estate.

We have considered the Deputy Land Manager's proposals for the development of a portion of this estate which was referred to us for consideration and report under Trustees' Resolution No. 63 dated the 20th March 1917.

We recommend the Board to approve the development shown in Land Manager's plan* No. 76 of 14th March 1917, subject to the depth of the shop area on the side spaces of plots Nos. 119 to 127 being increased to 20 feet.

We are of opinion that in view of the large amount of open area in the immediate neighbourhood it will be sufficient if the heights of buildings are regulated by the municipal law and the 63½° rule, and recommend that the following special rules should apply to buildings erected on plots 119 to 127 :—

(*i*) stone facing to be provided to a height of 15 feet above road level on all frontages,

(*ii*) a stone cornice to be provided at a height of 15 feet above road level, and

(*iii*) the height of the 1st floor be fixed at 15 feet above road level.

It will be seen that the development of plots 157 to 160 in detail is left over for the present. The existing bungalows on this area are all tenanted and yield a net revenue of about Rs. 1,680 per annum ; they may be left as they are for some 40 years.

* * * *

RESOLUTION No. 78.—The report is adopted.

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* Not printed.

THE BOMBAY PRESS ACT

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1917.

133653

CITY OF BOMBAY

GENERAL BALANCE

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Schedule value of—			
Schedule "C" lands	53,44,120 7 8		
Schedule "D" lands	17,30,293 5 11		
		70,74,413 13 7	
Debt due to the general public— Rs. a. p.			
Total to end of March 1916 ...5,67,94,000 0 0			
During 1916-17—			
	5,67,94,000 0 0		
Deduct nett discount	7,72,143 10 2		
Vide details in Appendix II, columns 3 to 5		5,60,21,856 5 10	
Special grants from Government of India—			
On 1st April 1911	50,00,000 0 0		
On 6th May 1913	4,00,000 0 0		
		54,00,000 0 0	
Sale-proceeds of lands and buildings—			
Details in Appendix I (*b*)	.....	60,44,255 2 4	
Appropriations from general account under section 79 (*1*) of Act IV of 1898—			
Up to 31st March 1916	53,57,358 13 1		
For 1916-17	10,04,736 7 11		
		63,62,095 5 0	
Investment of cash balances—			
Nominal value of 4 per cent. Government Promissory Notes as *per contra*	.....	.....	4,08,900 0 0
Nominal value of 4 per cent. Government Promissory Notes of the compensation money awarded for the Trust's interest in the Dispensary Plot as *per contra*	.....	.....	83,300 0 0
Nominal value of 4 per cent. Bombay Improvement Trust Debentures as *per contra*	.....	.....	79,000 0 0
Total ...	.....	(*a*)8,09,02,620 10 9	(*a*)5,71,200 0 0
GENERAL ACCOUNT.			
Receipts during 1916-17, details in Appendix IV ...	.....	41,18,183 0 0	.....
Total ...	.....	(*b*)41,18,183 0 0	.....
SINKING FUND ACCOUNT.			
Amount received from general account revenue under section 55 (*1*) of the Act—			
Vide details in Appendix II, column 9	25,39,151 2 10		
Interest, do., column 10	6,27,557 14 11	(*c*) 31,66,709 1 9	
Nominal value of debentures purchased as *per contra* ... (Details in columns 13 to 16, Appendix II) ...		.....	(*c*)31,94,000 0 0
Balance ...	.....	779 4 3	.....
Total ...	.....	31,67,488 6 0	(*c*)31,94,000 0 0
Carried over (*a*), (*b*) and (*c*) ...	.....	8,81,87,512 12 6	37,65,200 0 0

IMPROVEMENT TRUST.

SHEET AS AT 31ST MARCH 1917.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Book value of lands as *per contra*	.....	70,74,413 13 7	
Refund of preliminary expenses and interest made to Government under section 69 (*1*) and (*2*) of Act IV of 1898	.....	38,018 11 7	
Expenditure on works, details in Appendix III ...	.....	6,66,00,098 13 1	
General surveys	43,697 10 8		
Tools and plant	1,17,477 0 6		
Stores in stock	27,398 8 0		
Premia for designs of chawls	1,000 0 0	1,89,572 14 2	
Appropriations to general account under section 79 of the Act for— 1906-07, 1907-08 and 1908-09	.....	3,04,169 2 10	
Balances paid under section 79 (*3*) (*b*) (*i*) and 79 (*3*) (*b*) (iii) of Act IV of 1898— To Government up to 31st March 1910	1,00,143 8 1		
To the Municipal Corporation up to 31st March 1911...	18,88,984 10 11	19,89,128 3 0	
Loss on sales of 3½ per cent. Government Promissory Notes	.....	90,271 3 1	
Investment of cash balances— Cost of 4 per cent. Government Promissory Notes ...	4,11,428 7 11		
,, ,, Government Promissory Notes on account of Dispensary Plot ...	83,246 7 11		
,, ,, Bombay Improvement Trust Debentures	74,486 6 9	5,69,161 6 7	
		(*f*)7,68,54,834 3 11	.....
Balance ..	.....	40,47,786 6 10	5,71,200 0 0
Total ...	.....	8,09,02,620 10 9	5,71,200 0 0
GENERAL ACCOUNT.			
Expenditure in 1916-17, details in Appendix V ...	.....	31,13,446 8 1	.....
Balance appropriated to capital account under section 79 (*1*) of the Act	.....	10,04,736 7 11	.....
Total ...	.....	(*g*)41,18,183 0 0	.....
SINKING FUND ACCOUNT.			
Cost of 4 per cent. debentures— (Detail in Appendix II, column 12)	.....	(*h*)31,67,488 6 0	
Balance ...	.....	.....	31,94,000 0 0
Total ...	.....	31,67,488 6 0	31,94,000 0 0
Carried over (*f*), (*g*) and (*h*) ...	.....	8,41,40,505 9 11	.....

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward (*a*), (*b*) and (*c*) ...	.....	8,81,87,512 12 6	37,65,200 0 0
PROVIDENT FUND ACCOUNT.			
Employes' contribution	1,53,676 5 5		
Interest on do.	40,813 12 8		
Trustees' contribution including forfeitures	1,72,121 10 10		
Interest on Trustees' contribution	41,699 2 9		
Advances recovered	7,500 0 0		
		4,15,810 15 8	.....
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	.....	32,100 0 0
Nominal value of 4 per cent. Government Promissory Notes as *per contra*	.....	.....	82,000 0 0
Nominal value of Bombay Port Trust Debentures as *per contra*	.....	.....	2,14,000 0 0
Nominal value of Bombay Improvement Trust Debentures as *per contra*	.....	.....	20,000 0 0
Total ...	.....	(*d*) 4,15,810 15 8	(*d*) 3,48,100 0 0
MISCELLANEOUS ACCOUNTS.			
Deposits from contractors and others	3,64,538 8 9	.....	9,65,100 0 0
Interest on security deposits	10,026 9 2	.....	.....
Miscellaneous advances—			
Amount recovered from private parties for work done on their behalf	3,066 5 0	.....	.....
Gallery projection fees	39,225 6 10	.....	.....
Interest unpaid to debenture holders—			
Rs. a. p.			
By Hongkong Bank for loan of 1899 ... 9,315 4 2			
By Bank of Bombay for loans from 1901 to 1908, 1912 to 1914 ... 62,800 0 0			
By Chartered Bank for loan of 1909. 1,530 0 0			
	73,645 4 2	4,90,502 1 11	.....
Total ...	.....	(*e*) 4,90,502 1 11	(*e*) 9,65,100 0 0
Grand Total (*a*, *b*, *c*, *d* and *e*) ...	.....	8,90,93,825 14 1	50,78,400 0 0

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 21st September 1917.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward (*f*), (*g*) and (*h*) ...	.....	8,41,40,505 9 11	.....
PROVIDENT FUND ACCOUNT.			
Refund of subscribers' contribution	10,903 0 4		
Interest paid on do	2,522 3 10		
Payment of Trustees' contribution	11,895 2 2		
Interest paid on do.	3,247 10 10		
Advances recoverable	7,500 0 0	36,068 1 2	
Cost of 3½ per cent. Government Promissory Notes ...	.....	31,443 14 6	
,, 4 ,, ,, ,, ...	.....	83,976 15 6	
,, 4 ,, Bombay Port Trust Debentures ...	.....	2,15,607 8 0	
,, 4 ,, Bombay Improvement Trust Debentures	.....	19,450 0 0	
		(*i*) 3,86,546 7 2	
Balance ...	.....	29,264 8 6	3,48,100 0 0
Total ...	.....	4,15,810 15 8	3,48,100 0 0
MISCELLANEOUS ACCOUNTS.			
Refund of deposits to contractors and others ...	1,36,271 10 1	.....	(*j*) 1,29,400 0 0
Interest on security deposits	9,641 1 11	.....	.....
Rs. a. p.			
Advances (imprest account) ... 118,245 9 5			
Do. to Engineer for private works ... 17,853 5 4			
	1,36,098 14 9		
Amount paid to the Municipality on account of gallery projection fees	679 13 1		
		(*j*) 2,82,691 7 10	
Balance ...	.....	2,07,810 10 1	8,35,700 0 0
Total ...	.....	4,90,502 1 11	9,65,100 0 0
Cash. *Securities.*			
Balance in banks— Rs. a. p. Rs.			
Capital account ... 40,47,786 6 10 5,71,200			
Sinking fund account ... *Dr. 779 4 3* 31,94,000			
Provident fund account ... 29,264 8 6 3,48,100			
Miscellaneous accounts ... 2,07,810 10 1 8,35,700			
.....	(*k*)* 42,84,082 5 2	(*k*)† 49,49,000 0 0	
Grand total (*f*, *g*, *h*, *i*, *j* and *k*) ...	.....	8,90,93,825 14 1	50,78,400 0 0

Specification of balances in banks and in hand :—

	* Cash.		† Securities.	
	Rs. a. p.			Rs. a. p.
Hongkong and Shanghai Banking Corporation	3,37,774 13 10	In Bank's safe custody— Government Promissory Notes ...		12,51,100 0 0
Bank of Bombay	66,411 14 9			
Chartered Bank of India, Australia and China	3,967 5 2	Municipal debentures ...		2,21,500 0 0
National Bank of India	1,51,719 3 1			
Mercantile Bank of India	5,56,817 11 11	Port Trust debentures ...		4,41,700 0 0
Bank of India	9,96,518 15 11			
Eastern Bank	10,08,602 8 9	Bombay Improvement Trust debentures ...		26,20,000 0 0
Yokohama Specie Bank	3,85,002 14 2			
Comptoir National Bank	7,75,000 0 0			
Cash in hand	2,266 13 7	Securities in hand ...		4,14,700 0 0
Total Rs. ...	42,84,082 5 2	Total Rs. ...		49,49,000 0 0

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant,
Secretary's Office, Bombay, 17th September 1917.

APPENDIX I.

CAPITAL ACCOUNT.

(a) *Cost of management and establishmen..*

Budget estimate for the year 1916-1917.	Particulars.	Actual expenditure for the year ending March 1917.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (*1*) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
36,000	Salary	36,000 0 0	
6,667	Exchange compensation, pension contribution, etc. ...	6,666 11 0	
1,200	Conveyance allowance	1,200 0 0	
43,867			43,866 11 0
18,400	Trustees' fees	.....	16,965 0 0
	Secretary's department—		
39,032	Establishment	37,777 13 8	
423	Clothing to peons	399 6 0	
150	Furniture	.....	
1,200	Sundries	1,139 5 9	
50	Books	33 6 6	
800	Stationery	740 12 6	
7,100	Printing	6,987 7 4	
48,760			47,078 3 9
	INCIDENTAL EXPENSES.		
2,000	Law expenses (general)	2,379 12 0	
18,000	Contribution to provident fund	16,374 0 11	
10,924	Maintenance of administrative offices, central stores, payshed and office furniture	10,249 12 8	
22,500	Disposal of lands (brokerage, etc.)	22,152 2 9	
11,331	Commission to banks	11,282 11 2	
64,755			62,438 7 6
1,75,782	Total ...	.....	1,70,348 6 4
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering department—		
79,836	Establishment	77,052 12 10	
720	Temporary establishment	720 0 0	
200	Survey instruments	79 2 0	
200	Furniture	14 4 0	
200	Clothing to peons	109 0 0	
	Contingencies—		
1,500	Printing	1,407 4 4	
3,450	Stationery	3,469 2 4	
2,000	Sundries	1,500 8 8	
88,106			84,352 2 2
	Land Manager's department—		
97,479	Establishment	82,082 14 10	
250	Survey instruments	182 6 0	
110	Clothing to peons	109 6 0	
100	Furniture	2 6 0	
	Contingencies—		
950	Printing	881 10 4	
3,400	Stationery	3,333 15 1	
700	Sundries	667 6 8	
1,02,989			87,260 0 11
1,91,095	Carried over ...	.....	1,71,612 3 1
1,75,782		.....	1,70,348 6 4

Budget estimate for the year 1916-1917.	Particulars.	Actual expenditure for the year ending March 1917.	
Rs.		Rs. a. p.	Rs. a. p.
1,75,782	Brought forward ...	.....	1,70,348 6 3
1,91,095			1,71,612 3 1
	COST OF ESTABLISHMENT CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
	Special Collectors' department—		
5,549	Collectors' salary	5,548 11 5	
12,794	Establishment (including leave and pension contribution)	12,893 5 0	
460	Contingencies	343 13 1	
18,803			18,785 13 6
12,967	Expenses of Tribunal	.....	11,223 11 6
9,000	Engineer's works establishment	9,026 1 5	
10,776	Land Manager's acquisition establishment	10,606 14 10	
1,376	Do. works establishment	1,376 0 0	
381	Do. contingencies	369 14 6	
21,533			21,378 14 9
2,44,398	Total ...	.....	2,23,000 10 10
4,20,180	(Total cost of management and establishment) ...	.....	3,93,349 1 1
	COST OF ESTABLISHMENT AS PER SECTION 77 OF THE ACT.		
5,292	Engineer's works establishment	4,915 8 3	
51,564	Land Manager's revenue establishment	51,048 9 10	
3,298	Do. contingencies	2,308 10 11	
60,154			58,272 13 0
4,80,334	Grand total ...	.....	4,51,621 14 1

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 17th September 1917.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 21st September 1917.

APPENDIX I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1916-1917.	Particulars.	Actual receipt in 1916-1917.	Total to end of 1916-1917.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C.—		
	Flats	*Dr.* 55 3 0	6,658 11 4
	Cooperage Plot	.....	624 0 0
	Hornby Road	.....	2,000 0 0
1,87,651	Chowpati Estate	.....	4,427 9 8
	Dispensary Plot	.....	83,453 2 9
	Plot south of Old Town Barracks	.....	95,600 0 0
	Parel Estate	1,87,695 0 0	8,90,286 3 5
	Schedule D.—		
	Agripada West	11,995 12 3	12,793 2 1
4,87,118	,, Central	.....	4,676 0 0
	,, East	4,75,119 0 0	5,09,765 0 0
.....	Scheme No. 1 (First Nágpáda)	.....	1,20,570 15 0
27,938	,, 2 (Princess Street)	27,938 13 0	5,31,105 10 8
12,350	,, 3 (Sandhurst Road)	13,010 4 0	6,85,813 6 7
6,900	,, 4 (Gámdevi)	6,900 0 0	1,76,409 9 6
49,106	,, 5 (Dadar-Matunga)	508 9 10	5,48,292 15 4
10,534	,, 6 (Sion-Matunga)	10,533 15 2	26,435 13 4
150	,, 8 (Mándvi-Koliwáda)	45,590 0 0	2,12,633 14 3
72,000	,, 27 (Mathew Road)	72,000 0 0	1,80,652 1 10
44,300	,, 29 (Nowrojee Hill)	59,916 15 6	3,55,268 11 0
.....	,, 30 (Souter Street extension westwards) ...	.....	1,32,000 0 0
3,15,132	,, 31 (Parel)	1,06,131 8 0	7,64,618 9 1
5,69,028	,, 32 (East Agripada)	5,68,280 1 10	5,95,619 12 5
790	,, 33 (Bhatwadi)	766 4 10	20,811 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
8,000	,, 37 (Sydenham Road)	7,772 12 1	59,994 12 10
3,000	,, 41 (Undria Street)	2,182 8 0	11,347 1 8
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
17,93,997	Total Rupees ...	15,96,286 5 6	60,44,255 2 4

J. P. ORR,
Chairman.
C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 17th September 1917.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.
Bombay, 21st September 1917.

APPENDIX II.

Loan and sinking fund statement.

Loan.						Sinking Fund.										
Description of loan (all for 60 years at 4 per cent.)	Date of issue of loan.	Amount raised.	Average rate of issue.	Nett receipts.	½ yearly interest payable.	Basis	Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of investment.	Nominal value of investment in Municipal debentures.	Nominal value of investment in Port Trust debentures.	Nominal value of investment in Improvement Trust debentures.	Total, cols. 13 to 15.	+ or — balances under sinking fund.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.
Rupee coupon debenture loan.	1st Nov. 1899 ...	50 lákhs.	96 0 0	48,00,000 0 0	1,00,000	4	(a)10,564 0 0	3,53,992 0 0	1,51,941 13 2	5,05,933 13 2	5,06,072 3 1	2,13,500	1,01,500	1,98,000	5,13,000	*—138 5 11*
Debenture loan ...	6th Sept. 1901 ...	30 ,,	95 4 0	28,57,605 10 0	60,000	,,	6,280 0 0	1,88,400 0 0	67,225 2 6	2,55,695 2 6	2,55,614 2 7	.....	.....	2,58,000	2,58,000	+80 15 11
Do. ...	15th July 1902 ...	30 ,,	98 2 0·6	29,43,850 0 0	60,000	,,	6,280 0 0	1,75,840 0 0	56,747 6 4	2,32,587 6 4	2,32,803 14 1	.....	.....	2,34,500	2,34,500	*—216 7 9*
Do. ...	20th Aug. 1903 ...	60 ,,	100 4 0	60,14,991 14 0	1,20,000	,,	12,560 0 0	3,26,560 0 0	95,320 1 5	4,21,880 1 5	4,21,821 1 1	.....	.....	4,23,500	4,23,500	+59 0 4
Do. ...	7th Sept. 1904 ...	50 ,,	102 5 9·438	51,18,082 13 0	1,00,000	,,	(b)10,493 0 0	2,50,567 0 0	65,946 7 4	3,16,513 7 4	3,16,637 12 10	.....	.....	3,18,000	3,18,000	*—124 5 6*
Do. ...	12th Sept. 1905 .	30 ,,	103 10 2·75	31,09,179 6 0	60,000	,,	6,280 0 0	1,38,160 0 0	33,094 14 6	1,71,254 14 6	1,71,293 3 10	.....	.....	1,72,500	1,72,500	*—38 5 4*
Do. ...	2nd Oct. 1906 ...	20 ,,	100 15 9	20,19,687 8 0	40,000	3	(c) 6,148 0 8	1,22,849 13 4	26,320 11 2	1,49,170 8 6	1,48,987 4 3	.....	.....	1,50,500	1,50,500	+183 4 3
Do. ...	24th Sept. 1907 .	15 ,,	98 4 1·671	14,73,880 8 11	30,000	,,	4,609 9 10	82,973 1 0	15,677 13 3	98,650 14 3	98,607 12 10	.....	.....	99,500	99,500	+43 1 5
Do. ...	8th Sept. 1908 ...	30 ,,	96 4 6·914	28,88,580 5 0	60,000	,,	9,219 5 8	1,47,509 10 8	24,113 4 5	1,71,622 15 1	1,71,717 15 8	.....	.....	1,73,000	1,73,000	*—95 0 7*
Sterling coupon debenture loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	,,	25,654 4 0	3,84,813 12 0	57,964 4 5	4,42,778 0 5	4,42,814 7 0	.....	.....	4,45,500	4,45,500	*—36 6 7*
Do. ...	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	,,	15,077 8 4	1,96,007 12 4	24,789 4 1	2,20,797 0 5	2,20,874 7 4	.....	.....	2,22,000	2,22,000	*—77 6 11*
Debenture loan ...	23th Aug. 1912 ...	25 lákhs.	101 12 8	25,44,789 7 8	50,000	,,	7,682 12 0	61,462 0 0	4,516 14 4	65,978 14 4	66,096 13 5	.....	.....	67,500	67,500	*—117 15 1*
Do. ...	26th Aug. 1913 ...	18 ,,	100 15 7·263	18,17,555 15 0	36,000	,,	5,531 8 7	33,189 3 6	1,742 0 8	34,931 4 2	35,178 13 9	.....	.....	36,000	36,000	*—247 9 7*
Do. ...	4th Aug. 1914 ...	50 ,,	97 0 8·1	48,50,810 6 3	1,00,000	,,	15,365 6 0	61,461 8 0	1,936 2 8	63,397 10 8	63,499 8 4	.....	.....	65,000	65,000	*—101 13 8*
Do. ...	3rd Jan. 1916 ...	25 ,,	(d)98 13 7·2	25,00,000 0 0	(d)50,000	,,	7,682 11 0	15,365 6 0	151 10 8	15,517 0 8	15,468 13 11	.....	.....	15,500	15,500	+48 2 9
Total ...	.....	5,67,94,000	98 9 5	5,60,21,856 5 10	11,35,880	...	1,49,428 2 1	25,39,151 2 10	6,27,557 14 11	31,66,709 1 9	31,67,488 6 0	2,13,500	1,01,500	28,79,000	31,94,000	*—779 4 3*

* (£566,600 @ 1s. 4d.) † (£333,000 @ 1s. 4d.) (a) Rs. 10,240-0-0 up to 14th May 1908. (b) Rs. 10,240-0-0 up to 14th January 1908. (c) Rs. 6,037-0-8 up to 31st December 1907.

(d) The loan was issued on special terms the result of which is the same as if the Board had issued a 4 per cent. 60 year loan at Rs. 98-13-7·2 per cent.

Examined and found correct.
F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.
Bombay, 21st September 1917.

J. P. ORR,
Chairman.
C. M. CORREA,
Secretary and Chief Accountant.
Secretary's Office, Bombay, 17th September 1917.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1916-17.
	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	25,230 13 3	20,232 1 2	45,462 14 5	6,469 4 5	1,515 0 0	7,984 4 5	53,447 2 10
Chaupati Estate	92,726 2 5	.....	92,726 2 5	71,527 7 4	2,442 0 0	73,969 7 4	1,66,695 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,398 10 11	.....	5,398 10 11	10,149 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	3,822 2 10	.....	3,822 2 10	26,186 10 10
Filling in wells and payments for sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs, "Kennedy Sea Face"	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	20,738 0 0	4,694 0 0	25,432 0 0	25,432 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1 844 0 0	.....	1,844 0 0	1,844 0 0
	3,93,435 12 6	20,232 1 2	4,13,667 13 8	1,64,530 8 1	8,651 0 0	1,73,181 8 1	5,86,849 5 9
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—								
Filling in site, etc.	2,89,202 13 2	.....	2,89,202 13 2	1,06,967 1 8	.....	1,06,967 1 8	3,96,169 14 10	
Road construction	1,80,923 6 6	835 1 5	1,81,758 7 11	35,711 3 5	60 0 0	35,771 3 5	2,17,529 11 4	
Paving foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1	
Sundries	1,820 14 0	.....	1,820 14 0	427 0 0	.....	427 0 0	2,247 14 0	
Drainage	1,23,733 2 3	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3	
Recreation ground	1,421 15 7	.....	1,421 15 7	104 0 0	.....	104 0 0	1,525 15 7	
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6	
Acquisition (disposal)	.....	.....	.....	14,707 3 1	2,790 0 0	17,497 3 1	17,497 3 1	
Central Agripada—	6,42,701 0 7	835 1 5	6,43,536 2 0	1,71,217 6 7	2,850 0 0	1,74,067 6 7	8,17,603 8 7	
Sankli Street Scheme No. 9—								
Land—								
Acquisition of properties	17,000 0 0	.....	17,000 0 0	9,023 5 0	35 0 0	9,058 5 0	26,058 5 0	
Brokerage, law charges and sundries	271 6 3	.....	271 6 3	23 8 0	.....	23 8 0	294 14 3	
Roads, etc.—								
Roads	8,363 7 4	.....	8,363 7 4	1,643 14 7	.....	1,643 14 7	10,007 5 11	
	25,634 13 7	.....	25,634 13 7	10,690 11 7	35 0 0	10,725 11 7	36,360 9 2	
East Agripada—								
Acquisition	.....	5,49,610 0 0	5,49,610 0 0	7,384 0 0	.....	7,384 0 0	5,56,994 0 0	
Roads, etc.—								
Roads	23,062 10 5	2,378 10 5	25,441 4 10	1,722 0 0	180 0 0	1,902 0 0	27,343 4 10	
Filling in	56,543 8 4	433 2 11	56,976 11 3	6,400 0 0	30 0 0	6,430 0 0	63,406 11 3	
Other schedule D Lands—	79,606 2 9	5,52,421 13 4	6,32,028 0 1	15,506 0 0	210 0 0	15,716 0 0	6,47,744 0 1	
Lands at Matunga—								
Filling in	724 11 0	.....	724 11 0	1,425 2 9	.....	1,425 2 9	2,149 13 9	
Total schedule D—Lands	7,48,666 11 11	5,53,256 14 9	13,01,923 10 8	1,98,839 4 11	3,095 0 0	2,01,934 4 11	15,03,857 15 7	
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0	
SCHEMES.								
Scheme No. 1.—"First Nagpada."								
Land—								
Acquisition of properties	15,30,299 2 0	20 0 0	15,30,319 2 0	3,17,461 4 2	.....	3,17,461 4 2	18,47,780 6 2	
Brokerage, law charges and sundries	41,952 0 0	30 0 0	41,982 0 0	6,465 2 0	.....	6,465 2 0	48,447 2 0	
Roads, etc.—								
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8	
Open spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1	
Chawls—								
Agripada (4 blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6	
,, (12 blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3	
Nagpada (2 blocks)	91,936 14 6	.....	91,996 14 6	16,878 4 6	.....	16,978 4 6	1,08,875 3 0	
Sheds for sweepers	1,048 11 5	.....	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3	
	24,14,804 8 6	50 0 0	24,14,854 8 6	4,91,497 12 5	.....	4,91,497 12 5	29,06,352 4 11	
Carried over ...Rupees.	35,56,907 0 11	5,73,538 15 11	41,30,446 0 10	8,54,875 9 5	11,746 0 0	8,66,621 9 5	49,97,067 10 3	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1916-17.
	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	35,56,907 0 11	5,73,538 15 11	41,30,446 0 10	8,54,875 9 5	11,746 0 0	8,66,621 9 5	49,97,067 10 3
SCHEMES—*continued.*							
Scheme No. 2.—"Princess Street."							
Land—							
Acquisition of properties	66,23,932 14 10	.....	66,23,932 14 10	6,64,572 15 2	39,921 4 0	7,04,494 3 2	73,28,427 2 0
Brokerage, law charges and sundries	1,85,573 5 11	164 0 0	1,85,737 5 11	17,197 9 2	.....	17,197 9 2	2,02,934 15 1
Roads, etc.—							
Roads	1,82,503 5 8	861 4 2	1,83,364 9 10	38,739 12 4	68 0 0	38,807 12 4	2,22,172 6 2
Removal of debris	3,240 6 8	104 6 5	3,344 13 1	820 0 0	7 0 0	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,77,505 6 5	.....	4,77,505 6 5	96,136 5 9	.....	96,136 5 9	5,73,641 12 2
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds—Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,63,776 12 10	1,129 10 7	75,64,906 7 5	8,34,556 10 5	39,996 4 0	8,74,552 14 5	84,39,459 5 10
Scheme No. 3.—"Sandhurst Road."							
Land—							
Acquisition of properties	80,51,029 14 11	60 0 0	80,51,089 14 11	8,04,448 8 5	38,614 12 0	8,43,063 4 5	88,94,153 3 4
Brokerage, law charges and sundries	2,42,086 6 2	112 10 0	2,42,199 0 2	24,619 10 1	.....	24,619 10 1	2,66,818 10 3
Roads, etc.—							
Roads	3,89,316 10 6	10,526 12 3	3,99,843 6 9	72,665 13 8	795 0 0	73,460 13 8	4,73,304 4 5
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	1,353 10 8	126 9 7	1,480 4 3	295 0 0	8 0 0	303 0 0	1,783 4 3
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,58,061 3 6	*Cr. 1,068 1 4*	2,56,993 2 2	63,038 6 2	*Cr. 83 0 0*	62,955 6 2	3,19,948 8 4
One block at Nagpada	92,391 7 10	.....	92,391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10,042 6 8
Semi-permanent huts at Chowpati	52,295 3 2	.....	52,295 3 2	12,017 10 3	.....	12,017 10 3	64,312 13 5
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	97,39,109 4 2	9,757 14 6	97,48,867 2 8	11,28,206 9 1	39,334 12 0	11,67,541 5 1	1,09,16,408 7 9

Scheme No. 4 —"Gamdevi."							
Land—							
Acquisition of properties	12,11,323 4 2	.....	12,11,323 4 2	1,11,424 6 11	18,832 0 0	1,60,256 6 11	13,71,579 11 1
Brokerage, law charges and sundries	67,055 5 2	*Cr. 5 0 0*	67,050 5 2	7,381 3 0	.....	7,381 3 0	74,431 8 2
Roads, etc.—							
Roads	2,86,075 6 3	4,592 5 0	2,90,667 11 3	55,024 3 4	345 0 0	55,369 3 4	3,46,036 14 7
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44,315 8 0	2,67,042 5 4
Retaining walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4
Slip in Gibbs Road	80,280 3 0	.....	80,280 3 0	15,200 0 0	.....	15,200 0 0	95,480 3 0
Steps for pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0
	19,07,983 6 3	4,587 5 0	19,12,570 11 3	2,71,745 5 3	19,177 0 0	2,90,922 5 3	22,03,493 0 6
Scheme No. 5.—"Dadar-Matunga."							
Land—							
Acquisition of properties	21,83,999 12 3	20 0 0	21,84,019 12 3	2,02,863 15 11	8,303 12 0	2,11,167 11 11	23,95,187 8 2
Brokerage, law charges and sundries	64,712 1 5	165 8 9	64,877 10 2	5,125 5 1	.....	5,125 5 1	70,002 15 3
Roads, etc.—							
Roads and passages	81,896 14 3	43,145 6 2	1,25,042 4 5	7,881 0 0	3,233 0 0	11,114 0 0	1,36,156 4 5
Filling in	3,53,783 2 0	10,278 13 7	3,64,061 15 7	45,926 15 7	773 0 0	46,699 15 7	4,10,761 15 2
Removal of debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0
Parks and open spaces	8,251 8 6	1,857 11 6	10,109 4 0	615 0 0	143 0 0	758 0 0	10,867 4 0
Large sewers	5,000 0 0	150 0 0	5,150 0 0	375 0 0	7 0 0	382 0 0	5,532 0 0
Storm water drains	40,242 5 10	10,563 5 7	50,805 11 5	3,021 0 0	795 0 0	3,816 0 0	54,621 11 5
Cost of materials at site	18,924 9 7	*Cr. 5,376 3 0*	13,548 6 7	1,416 0 0	*Cr. 405 0 0*	1,011 0 0	14,559 6 7
Septic tanks	.....	3,967 10 9	3,967 10 9	.....	300 0 0	300 0 0	4,267 10 9
	27,56,884 9 10	64,772 5 4	28,21,606 15 2	2,67,224 4 7	13,149 12 0	2,80,374 0 7	31,01,980 15 9
Scheme No. 6.—"Sion-Matunga."							
Land—							
Acquisition of properties	18,00,770 14 7	33,768 0 0	18,34,538 14 7	1,30,683 10 8	2,814 8 0	1,63,498 2 8	19,98,037 1 3
Brokerage, law charges and sundries	59,715 1 8	784 8 0	60,499 9 8	6,022 0 1	.....	6,022 0 1	66,521 9 9
Roads, etc.—							
Roads	13,446 12 9	278 4 0	13,725 0 9	902 0 0	23 0 0	925 0 0	14,650 0 9
Filling in	1,10,106 14 10	2,239 3 6	1,12,346 2 4	13,965 0 0	165 0 0	14,130 0 0	1,26,476 2 4
Underbridge—							
Construction (at Mahim)	43,514 0 0	1,408 14 4	44,922 14 4	.....	105 0 0	105 0 0	45,027 14 4
Chawls—							
Semi-permanent sheds at Matunga	3,271 3 3	.....	3,271 3 3	271 0 0	.....	271 0 0	3,542 3 3
Workmen's cottages	10,890 13 10	105 8 5	10,996 6 3	817 0 0	7 0 0	824 0 0	11,820 6 3
	20,41,715 12 11	38,584 6 3	20,80,300 3 2	1,82,660 10 9	3,114 8 0	1,85,775 2 9	22,66,075 5 11
Carried over ...Rupees.	2,75,66,326 14 11	6,92,370 9 7	2,82,58,697 8 6	35,39,269 1 6	1,26,518 4 0	36 65,787 5 6	3,19,24,484 14 0

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1916-17.
	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	2,75,66,326 14 11	6,92,370 9 7	2,82,58,697 8 6	35,39,269 1 6	1,26,518 4 0	36,65,787 5 6	3,19,24,484 14 0
SCHEMES—*continued.*							
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	904 0 0	.....	904 0 0	13,904 0 0
Brokerage, law charges and sundries	14,214 9 6	.....	14,214 9 6	2,524 1 5	.....	2,524 1 5	16,738 10 11
Roads, etc.—							
Roads	1,15,147 7 1	.....	1,15,147 7 1	27,416 8 10	.....	27,416 8 10	1,42,563 15 11
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
Protection works	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	68,728 9 7	.....	68,728 9 7	4,68,875 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of properties	19,80,249 13 3	30 0 0	19,80,279 13 3	1,73,607 0 11	6,661 8 0	1,80,268 8 11	21,60,548 6 2
Brokerage, law charges and sundries	44,244 13 11	41 8 0	44,286 5 11	4,393 3 2	.....	4,393 3 2	48,679 9 1
Roads, etc.—							
Roads	58,032 9 8	*Cr.* 0 3 0	58,032 6 8	12,464 4 1	.....	12,464 4 1	70,496 10 9
Removal of debris	284 15 11	.....	284 15 11	75 0 0	.....	75 0 0	359 15 11
Chawls—							
Mándvi-Koliwáda	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2
Paltan Road huts	37,310 5 7	.....	37,310 5 7	8,102 5 9	.....	8,102 5 9	45,412 11 4
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,75,737 10 6	71 5 0	23,75,808 15 6	2,50,905 13 5	6,661 8 0	2,57,567 5 5	26,33,376 4 11

Scheme No. 13.—"Souter Street Extension Eastwards."								
Land—								
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,640 2 1	.....	3,640 2 1	24,426 0 4	
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11	
Roads, etc.—								
Roads	8,820 6 8	.....	8,820 6 8	2,320 0 0	.....	2,320 0 0	11,140 6 8	
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4	
	55,123 5 8	.....	55,123 5 8	10,450 9 0	.....	10,450 9 0	65,573 14 8	
Scheme No. 27.—"Mathew Road."								
Land—								
Acquisition of properties	11,31,234 10 10	.....	11,31,234 10 10	1,37,456 5 2	3,535 0 0	1,40,991 5 2	12,72,226 0 0	
Brokerage, law charges and sundries	33,298 14 8	*Cr. 13 0 0*	33,285 14 8	3,037 7 9	.....	3,037 7 9	36,323 6 0	
Roads, etc.—								
Roads	60,969 0 11	13 9 3	60,982 10 2	13,976 7 8	.....	13,976 7 8	74,959 1 10	
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11	
	12,27,121 11 11	0 9 3	12,27,122 5 2	1,54,760 4 7	3,535 0 0	1,58,295 4 7	13,85,417 9 9	
Scheme No. 29.—"Nowrojee Hill."								
Land—								
Acquisition of properties	63,80,316 9 8	1,636 0 0	63,81,952 9 8	4,75,984 7 7	2,072 8 0	4,78,056 15 7	68,60,009 9 3	
Brokerage, law charges and sundries	1,08,475 6 2	730 7 0	1,09,205 13 2	6,532 11 5	.....	6,532 11 5	1,15,738 8 7	
Roads, etc.—								
Roads	86,710 2 1	90 8 3	86,800 10 4	13,535 0 0	8 0 0	13,543 0 0	1,00,343 10 4	
Filling in	88,973 6 10	8,158 7 1	97,131 13 11	13,122 3 1	608 0 0	13,730 3 1	1,10,862 1 0	
Removal of debris	14,564 13 9	894 0 9	15,458 14 6	3,369 0 0	68 0 0	3,437 0 0	18,895 14 6	
Recreation ground	.....	1,386 2 7	1,386 2 7	.....	105 0 0	105 0 0	1,491 2 7	
Chawls—								
Nowrojee Hill Road	2,15,002 6 5	1,24,205 11 11	3,39,208 2 4	19,446 6 11	9,316 0 0	28,762 6 11	3,67,970 9 3	
	68,94,042 12 11	1,37,101 5 7	70,31,144 2 6	5,31,989 13 0	12,177 8 0	5,44,167 5 0	75,75,311 7 6	
Scheme No. 30.—"Souter Street Extension Westwards."								
Land—								
Acquisition of properties	69,542 4 10	10,000. 0 0	79,542 4 10	5,402 0 0	.....	5,402 0 0	84,944 4 10	
Brokerage, law charges and sundries	6,408 13 3	*Cr. 10 0 0*	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9	
Roads, etc.—								
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3	
Filling in	26,626 7 10	.....	26,626 7 10	5,790 0 0	.....	5,790 0 0	32,416 7 10	
	1,05,212 15 2	9,990 0 0	1,15,202 15 2	13,181 14 6	.....	13,181 14 6	1,28,384 13 8	
Carried over ...Rupees.	3,86,23,712 4 0	8,39,533 13 5	3,94,63,246 1 5	45,69,286 1 7	1,48,892 4 0	47,18,178 5 7	4,41,81,424 7 0	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1916-17.
	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	3,86,23,712 4 0	8,39,533 13 5	3,94,63,246 1 5	45,69,286 1 7	1,48,892 4 0	47,18,178 5 7	4,41,81,424 7 0
SCHEMES.—*continued.*							
Scheme No. 31.—"Parel."							
Land—							
Acquisition of properties	40,20,316 11 8	1,24,526 0 0	41,44,842 11 8	3,31,457 5 1	10,968 0 0	3,42,425 5 1	44,87,268 0 9
Brokerage, law charges and sundries	81,859 2 5	1,078 2 9	82,937 5 2	3,705 5 0	.....	3,705 5 0	86,642 10 2
Roads, etc.—							
Roads	1,43,160 3 2	62,422 0 6	2,05,582 3 8	15,304 10 4	4,681 0 0	19,985 10 4	2,25,567 14 0
Filling in	77,170 8 0	17,201 13 4	94,372 5 4	5,950 0 0	1,290 0 0	7,240 0 0	1,01,612 5 4
Removal of debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Large size storm water drains	.....	63,625 2 5	63,625 2 5	.....	4,771 0 0	4,771 0 0	68,396 2 5
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	19,246 2 7	.....	19,246 2 7	1,621 0 0	.....	1,621 0 0	20,867 2 7
Sheds for sweepers and bhangis	505 13 1	.....	505 13 1	41 0 0	.....	41 0 0	546 13 1
	46,55,615 15 7	2,68,853 3 0	49,24,469 2 7	4,34,505 10 8	21,710 0 0	4,56,215 10 8	53,80,684 13 3
Scheme No. 32.—"East Agripada."							
Land—							
Acquisition of properties	21,29,706 4 6	3,77,209 0 0	25,06,915 4 6	2,26,087 4 6	2,941 12 0	2,29,029 0 6	27,35,944 5 0
Brokerage, law charges and sundries	39,336 0 4	838 8 3	40,174 8 7	141 14 10	.....	141 14 10	40,316 7 5
Roads, etc.—							
Roads	92,293 3 1	33,748 6 2	1,26,041 9 3	6,937 0 0	2,528 0 0	9,465 0 0	1,35,506 9 3
Filling in	54,268 14 3	1,400 6 5	55,669 4 8	4,084 0 0	105 0 0	4,189 0 0	59,858 4 8
Chawls—							
Semi-permanent sheds for weavers	17,730 1 2	1,371 8 0	19,101 9 2	1,338 0 0	105 0 0	1,438 0 0	20,539 9 2
Semi-permanent sheds	40,120 9 11	*Cr 12 9 10*	40,108 0 1	8,030 0 0	.....	8,030 0 0	48,138 0 1
	23,73,455 1 3	4,14,555 3 0	27,88,010 4 3	2,41,613 3 4	5,679 12 0	2,47,292 15 4	30,35,303 3 7

Scheme No. 33.—"Bhatwadi."								
Land—								
Acquisition of properties	2,78,854 1 4	.....	2,78,854 1 4	26,256 0 0	794 0 0	27,050 0 0	3,05,904 1 4	
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11	
Roads	11,142 2 4	586 7 1	11,728 9 5	2,447 0 0	45 0 0	2,492 0 0	14,220 9 5	
	2,94,290 5 0	586 7 1	2,94,876 12 1	29,021 0 7	839 0 0	29,860 0 7	3,24,736 12 8	
Scheme No. 36.—"Lamington Road."								
Land—								
Acquisition of properties	2,21,481 8 0	.....	2,21,481 8 0	13,669 0 0	.....	13,669 0 0	2,35,150 8 0	
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7	
Roads	35,654 14 7	261 3 3	35,916 1 10	9,600 0 0	22 0 0	9,622 0 0	45,538 1 10	
	2,63,145 14 2	261 3 3	2,63,407 1 5	23,622 0 0	22 0 0	23,644 0 0	2,87,051 1 5	
Scheme No. 37.—"Sydenham Road."								
Land—								
Acquisition of properties	80,92,758 6 2	12,96,478 4 8	93,89,236 10 10	5,04,251 3 7	79,598 14 1	5,83,850 1 8	99,73,086 12 6	
Brokerage, law charges and sundries	61,556 13 0	18,947 0 6	80,503 13 6	71 0 0	.....	71 0 0	80,574 13 6	
Roads, etc.—								
Roads	2,982 14 2	1,036 12 8	4,019 10 10	224 0 0	75 0 0	299 0 0	4,318 10 10	
	81,57,298 1 4	13,16,462 1 10	94,73,760 3 2	5,04,546 3 7	79,673 14 1	5,84,220 1 8	1,00,57,980 4 10	
Scheme No. 41.—"Undria Street."								
Acquisition of properties	4,59,796 0 0	2,360 0 0	4,62,156 0 0	36,944 0 0	566 0 0	37,510 0 0	4,99,666 0 0	
Brokerage, law charges and sundries	4,347 12 2	127 5 0	4,475 1 2	.....	.....	.....	4,475 1 2	
Roads, etc.—								
Remodelling buildings	26,181 7 11	11,049 4 7	37,230 12 6	1,956 0 0	832 0 0	2,788 0 0	40,018 12 6	
Service passages	5,427 13 11	33 6 0	5,461 3 11	412 0 0	.....	412 0 0	5,873 3 11	
	4,95,753 2 0	13,569 15 7	5,09,323 1 7	39,312 0 0	1,398 0 0	40,710 0 0	5,50,033 1 7	
Scheme No. 43.—"Parel Road Central."								
Land—								
Acquisition of properties	.....	3,36,450 0 0	3,36,450 0 0	8,000 0 0	11,244 0 0	19,244 0 0	3,55,694 0 0	
Brokerage, law charges and sundries	582 6 0	1,991 8 0	2,573 14 0	.....	.....	.....	2,573 14 0	
	582 6 0	3,38,441 8 0	3,39,023 14 0	8,000 0 0	11,244 0 0	19,244 0 0	3,58,267 14 0	
Carried over ... Rupees.	5,48,63,853 1 4	31,92,263 7 2	5,80,56,116 8 6	58,49,906 3 9	2,69,458 14 1	61,19,365 1 10	6,41,75,481 10 4	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1916-17.
	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	5,48,63,853 1 4	31,92,263 7 2	5,80,56,116 8 6	58,49,906 3 9	2,69,458 14 1	61,19,365 1 10	6,41,75,481 10 4
SCHEMES—*concld.*							
Scheme No. 47.—"Parel Road Northern."							
Land—							
Acquisition of properties	.....	4,556 14 9	4,556 14 9	2,000 0 0	4,000 0 0	6,000 0 0	10,556 14 9
Brokerage, law charges and sundries	470 8 0	850 2 0	1,320 10 0	.....	.....	.....	1,320 10 0
	470 8 0	5,407 0 9	5,877 8 9	2,000 0 0	4,000 0 0	6,000 0 0	11,877 8 9
Scheme No. 49.—"Napean Sea Road Reclamation."							
Land—							
Acquisition of properties	.....	.....	.....	.....	639 0 0	639 0 0	639 0 0
Brokerage, law charges and sundries	16 8 0	199 2 0	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—							
Filling in	.....	1,790 8 0	1,790 8 0	.....	135 0 0	135 0 0	1,925 8 0
	16 8 0	1,989 10 0	2,006 2 0	.....	774 0 0	774 0 0	2,780 2 0
Sewri Road	.....	.....	.....	500 0 0	.....	500 0 0	500 0 0
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
Police Accommodation Schemes.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10	2,35,689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1
Duncan Road—Scheme No. 17—							
Land—							
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8
Works—							
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	.....	1,715 7 7	12,702 5 6
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6

Shepherd Road—Scheme No. 18—								
Land—								
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6	
Works—								
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10	
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4	
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8	
Agripada Estate—Scheme No. 19—								
Land—								
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0	
Works—								
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8	
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0	
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8	
Cannaught Road Estate—Scheme No. 23—								
Land—								
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0	
Works—								
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0	
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11	
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11	
Princess Street Estate—Scheme No. 24—								
Land—								
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0	
Works—								
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2	
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8	
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10	
Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of properties	.....	.....	.....	2,014 0 0	.....	2,014 0 0	2,014 0 0	
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1	
Works—								
Construction	33,144 8 2	38,061 8 10	71,206 1 0	2,482 0 0	2,900 0 0	5,382 0 0	76,588 1 0	
	33,735 11 10	38,061 8 10	71,797 4 8	4,528 13 5	2,900 0 0	7,428 13 5	79,226 2 1	
Carried over ...Rupees.	5,58,10,074 5 10	32,37,721 10 9	5,90,47,796 0 7	59,73,709 3 2	2,77,132 14 1	62,50,842 1 3	6,52,98,638 1 10	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1916-17.
	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	To end of March 1916.	During 1916-17.	Total to end of 1916-17.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees.	5,58,10,074 5 10	32,37,721 10 9	5,90,47,796 0 7	59,73,709 3 2	2,77,132 14 1	62,50,842 1 3	6,52,98,638 1 10
Lamington Road—Scheme No. 34—							
Land—							
Brokerage, law charges and sundries	464 10 0	.....	464 10 0	51 0 0	.....	51 0 0	515 10 0
Works—							
Construction	71,336 14 0	1,57,193 5 8	2,28,530 3 8	5,343 0 0	11,793 0 0	17,136 0 0	2,45,666 3 8
	71,801 8 0	1,57,193 5 8	2,28,994 13 8	5,394 0 0	11,793 0 0	17,187 0 0	2,46,181 13 8
Sandhurst Road West—Scheme No. 35—							
Land—							
Brokerage, law charges and sundries	208 1 8	.....	208 1 8	43 8 2	.....	43 8 2	251 9 10
Sandhurst Road East—Scheme No. 39—							
Land							
Brokerage, law charges and sundries	.....	215 10 0	215 10 0	.....	.....	.....	215 10 0
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	.....	1 0 0	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	284 14 0	31 8 0	316 6 0	.....	.....	.....	316 6 0
	284 14 0	32 8 0	317 6 0	.....	.....	.....	317 6 0
Maharbaudi—Scheme No. 44—							
Land—							
Acquisition of properties	.....	1 0 0	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	158 8 0	41 8 0	200 0 0	.....	.....	.....	200 0 0
	158 8 0	42 8 0	201 0 0	.....	.....	.....	201 0 0
Paltan Road—Scheme No. 45—							
Land—							
Brokerage, law charges and sundries	169 14 0	.....	169 14 0	.....	.....	.....	169 14 0
Works—							
Construction	61,381 15 2	1,17,768 2 9	1,79,150 1 11	4,602 0 0	8,837 0 0	13,439 0 0	1,92,589 1 11
	61,551 13 2	1,17,763 2 9	1,79,319 15 11	4,602 0 0	8,837 0 0	13,439 0 0	1,92,758 15 11

Mill Company's Chawl Schemes.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	166,511 5 10	1,40,704 10 8	3,07,216 0 6	12,479 0 0	10,554 0 0	23,033 0 0	3,30,249 0 6
Filling in	*Cr. 526 6 10*	*Cr. 873 2 0*	*Cr. 1399 8 10*	*Cr. 38 0 0*	*Cr. 67 0 0*	*Cr. 105 0 0*	*Cr. 1,504 8 10*
	2,42,746 11 0	1,39,831 8 8	3,82,578 3 8	18,144 0 0	10,487 0 0	28,631 0 0	4,11,209 3 8
Kohinoor Mills	.....	.....	.....	1,500 0 0	.....	1,500 0 0	1,500 0 0
Surveys of the Island of Bombay.							
Survey of the north of the Island of Bombay	88,252 4 0	*Cr. 92 0 0*	88,160 4 0	18,409 5 11	.....	18,409 5 11	1,06,569 9 11
Administrative Offices, etc.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Grand Total ...Rupees.	5,66,00,687 0 7	36,52,713 5 10	6,02,53,400 6 5	60,38,448 8 7	3,08,249 14 1	63,46,698 6 8	6,66,00,098 13 1

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.

Bombay, 21st September 1917.

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 17th September 1917.

APPENDIX IV.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1916-17.	Statement of receipts.	Actual receipts for the year ending March 1917.	
Rs.		Rs. a. p.	Rs. a. p.
	RENTS AND OTHER PROCEEDS OF PROPERTIES.		
	1.—*Schedule C.*		
26,514	The Flats	26,326 1 4	
10	,, Kennedy Sea Face	10 0 0	
141	,, Cooperage Plot	147 0 0	
34,748	,, Marine Lines Estate	35,129 8 11	
29,561	,, Wellington Lines Plot	29,557 2 6	
29,649	,, Wodehouse Road Plot	29,649 2 5	
67,836	,, Hornby Road Plot	67,837 5 5	
12,871	,, Plot south of Crawford Market	12,870 9 0	
8,233	,, Plot north of Municipal Offices	8,232 15 0	
34,182	,, Chowpatty Estate (west)	30,813 7 2	
	,, Chowpatti Estate (east)	2,737 0 0	
3,740	,, Parel Estate	3,361 8 0	
2,47,485			2,46,671 11 9
	2—*Schedule D.*		
3,679	The Connaught Road Estate	3,932 4 3	
75,305	,, Agripada Estate (west)	46,835 0 9	
	,, do. (central)	992 0 0	
	,, do. (east)	29,880 0 3	
400	,, Lands at Matunga	419 4 0	
79,384			82,008 9 3
	3—*Schedule E.*		
97,124	Colaba Reclamation (Scheme 7)	.....	97,317 12 3
	4—*Schedule F.*		
204	Lands leased by Government	.....	204 4 4
	5—*Other Lands and Buildings vesting in the Board.*		
	Schemes.		
36,870	Scheme No. 1 (First Nagpada)	37,749 10 5	
3,61,704	,, 2 (Princess Street)	3,74,475 15 5	
2,81,497	,, 3 (Sandhurst Road)	2,84,207 15 3	
51,815	,, 4 (Gamdevi)	52,531 9 6	
34,753	,, 5 (Dadar-Matunga)	38,534 7 9	
22,500	,, 6 (Sion-Matunga)	24,120 7 10	
64,872	,, 8 (Mandvi-Koliwada)	66,851 10 8	
1,260	,, 13 (Souter Street extension, eastwards) ...	1,059 7 0	
42,480	,, 27 (Mathew Road)	42,509 14 9	
2,70,000	,, 29 (Nowrojee Hill)	2,87,151 15 9	
150	,, 30 (Souter Street extension, westwards) ...	186 7 7	
73,018	,, 31 (Parel)	76,316 14 3	
93,272	,, 32 (East Agripada)	1,01,877 3 9	
3,955	,, 33 (Bhatwadi)	3,929 12 3	
625	,, 36 (Lamington Road)	625 8 0	
5,25,000	,, 37 (Sydenham Road)	5,45,412 1 5	
15,241	,, 41 (Undria Street)	17,103 3 11	
4,000	,, 43 (Parel central)	2,919 15 0	
1,000	,, 47 (Parel northern)	.....	
18,84,012			19,57,564 4 6
	Chawls.		
	(*a*) Permanent.	Rs. a. p.	
13,000	Scheme No. 1, Agripada, 4 blocks ...	13,431 3 5	
40,000	,, 1, ,, 12 ,, ...	40,127 4 9	
6,900	,, 1, Nagpada, 2 ,, ...	6,952 0 0	
40,500	,, 2, Chandanwadi ...	41,353 11 10	
3,840	,, 2, Princess Street ...	3,844 6 0	
43,500	,, 3, Imamwada ...	43,698 6 0	
19,000	,, 3, Additional chawls at Agripada (6 blocks)	19,282 5 2	.....
1,66,740	Total carried over ...	1,68,639 5 2	.....
23,08,209			23,83,766 10 1

Budget estimate for the year 1916-1917.	Statement of receipts.				Actual receipts for the year ending March 1917.					
Rs.					Rs.	a.	p.		Rs.	a. p.
23,08,209	Brought forward ...				.....				23,83,766	10 1
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*									
	Chawls—continued.									
	(*a*) Permanent—*continued.*									
			Rs.	a.	p.					
1,66,740	Brought forward ...		1,68,639	5	2					
6,900	Scheme No. 3, Chawls at Nagpada (1 block)	...	6,918	6	0					
500	,, 6, Workmen's cottages	...	523	4	0					
38,000	,, 8, Mandvi-Koliwada	...	38,454	0	0					
17,000	,, 29, Nowrojee Hill	...	17,513	8	5					
19,000	,, 31, Soparibag	...	18,719	3	5					
2,48,140						2,50,767	11	0		
	(*b*) Semi-permanent.									
360	Scheme No. 1, Nagpada and Agripada	...	358	5	0					
120	,, 2, Chandanwadi	...	145	0	0					
90	,, 3, Imamwada	...	104	0	0					
8,100	,, 3, Chowpati	...	8,213	15	4					
300	,, 6, Sion-Matunga	...	300	0	0					
7,500	,, 8, Paltan Road	...	7,736	0	0					
5,000	,, 31, Soparibag	...	5,118	0	0					
9,800	,, 32, East Agripada	...	9,974	14	8					
31,270						31,950	3	0		
2,79,410									2,82,717	14 0
	Mill Company's chawls.									
1,250	Scheme No. 42 (Spring Mills) ...	...	...			.....			2,500	0 0
	Police Schemes.									
8,094	Scheme No. 14 (Nagpada) ...	...	...			8,094	0	0		
15,747	,, 16 (Wodehouse Road)	...	...			15,747	0	0		
2,910	,, 17 (Duncan Road) ...	...	...			2,910	0	0		
1,781	,, 18 (Shepherd Road) ...	...	...			1,781	0	0		
9,414	,, 19 (Agripada) ...	...	...			9,414	0	0		
4,219	,, 23 (Connaught Road)	...	...			4,219	0	0		
13,145	,, 24 (Princess Street) ...	...	...			13,145	0	0		
55,310									55,310	0 0
26,44,179	Total, revenue from estates ...					.....			27,24,294	8 1
	6.—*Receipts from Municipality, etc.*									
	Refund of Municipal Taxes—									
	Schedule C Parel Estate	...	117	7	0					
	,, Chowpati west estate	...	401	7	2					
	,, Other schedule C lands	...	245	13	0					
						764	11	2		
	Schedule D West Agripada including Connaught Road	...	449	15	1					
	Central Agripada	...	6	3	5					
	East Agripada	...	18	0	7					
	Other schedule D lands	...	81	10	5					
						555	13	6		
	Schedule E Colaba Reclamation	...	.....			4	3	4		
	Schemes.									
	Scheme 1 (First, Nagpada)	...	68	5	8					
	,, 2 (Princess Street)	...	4,135	9	0					
	,, 3 (Sandhurst Road)	...	2,705	8	10					
	,, 4 (Gamdevi)	...	374	5	9					
	,, 5 (Dadar-Matunga)	...	928	11	1					
	,, 6 (Sion-Matunga)	...	412	15	3					
	,, 8 (Mandvi-Koliwada)	...	502	6	2					
	,, 13 (Souter Street Extension, Eastwards)	...	25	0	0					
	,, 27 (Mathew Road)	...	34	6	11					
	,, 29 (Nowrojee Hill)	...	3,666	8	0					
	,, 30 (Souther Street Extension, Westwards)	...	22	5	6					
26,44,179	Carried over ...		12,876	2	2	1,324	12	0	27,24,294	8 1

Budget estimate for the year 1916-1917.	Statement of receipts.				Actual receipts for the year ending March 1917.					
Rs.					Rs.	a.	p.	Rs.	a.	p.
26,44,179	Brought forward ...				1,324	12	0	27,24,294	8	1
	Receipts from Municipality, etc.—continued.									
	Schemes—continued.									
	Brought forward ...	12,876	2	2						
	Refund of Municipal taxes—									
	Scheme 31 (Parel) ...	2,526	3	4						
	,, 32 (East Agripada) ...	3,785	9	10						
	,, 33 (Bhatwadi) ...	10	0	5						
	,, 36 (Lamington Road) ...	1	3	8						
	,, 37 (Sydenham Road) ...	2,566	9	4						
	,, 41 (Undria Street) ...	295	5	6						
	,, 43 (Parel Central) ...	0	0	9						
					22,061	3	0			
	Police Schemes.									
32,246	Scheme 14 (Nagpada) ...	1,533	6	0						
	,, 16 (Wodehouse Road) ...	3,837	11	0						
	,, 17 (Duncan Road) ...	354	11	2						
	,, 18 (Shepherd Road) ...	200	13	2						
	,, 19 (Agripada) ...	1,327	0	10						
	,, 23 (Connaught Road) ...	638	4	8						
	,, 24 (Princess Street) ...	1,315	1	8						
	,, 34 (Lamington Road) ...	30	0	0						
					9,237	0	6			
	Chawls.									
	Scheme 8 (Paltan Road huts) ...	60	5	0						
	,, 29 (Nowrojee Hill) ...	1	8	7						
					61	13	7			
	Mill Company's chawls.									
	Scheme 42 (Spring Mills)				215	6	11			
								32,900	4	0
26,76,425	Total, land revenue ...							27,57,194	12	1
11,01,289	Contribution from Municipal funds under section 72 of Act.				.....			11,01,288	9	0
	7.—*Miscellaneous.*									
2,50,500	Interest on investments, etc. ...	16,952	9	9						
	Interest on temporary investment of cash balances ...	2,33,948	9	9						
					2,50,901	3	6			
2,820	Unclaimed wages account (revenue) ...	.....			2,160	3	5			
4,000	Receipts from hire of steam rollers ...	.....			5,638	4	0			
2,57,320	Total ...				.....			2,59,699	10	11
40,35,034	Grand total ...				.....			41,18,183	0	0

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 17th September 1917.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } Auditor.
Bombay, 21st September 1917.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1916-17.	Statement of charges.	Actual expenditure for the year ending March 1917.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
8,550	The Flats	7,387 7 8	
420	,, Cooperage Plot	360 4 3	
900	,, Marine Lines Estate	734 6 8	
1,250	,, Wellington Lines Plot	1,180 10 4	
125	,, Chaupati Estate West	12 9 2	
415	,, Parel Estate	361 9 1	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	7,315 0 0	
11,660			17,351 15 2
	2—*Schedule D.*		
602	The Agripada Estate West	550 3 10	
	,, ,, ,, East	0 2 0	
10	,, Other Schedule D lands	1 7 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,015 0 0	
612			2,566 12 10
	3—*Schedule E.*		
1,530	Colaba Reclamation (Scheme No. 7)	1,429 9 10	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,433 0 0	
1,530			3,862 9 10
	4—*Schedule F.*		
.....*	*Proportionate cost of establishment under sections 75 and 77 of Act.*	.....	5 0 0
	5.—*Other lands and buildings vested in the Board.*		
	(a) Schemes.		
444	Scheme No. 1 (First Nagpada)	312 7 5	
503	,, ,, 2 (Princess Street)	490 4 0	
9,100	,, ,, 3 (Sandhurst Road)	8,809 3 1	
255	,, ,, 4 (Gamdevi Estate)	203 0 5	
1,700	,, ,, 5 (Dadar-Matunga)	1,636 9 3	
2,250	,, ,, 6 (Sion-Matunga)	1,887 8 8	
1,100	,, ,, 8 (Mandvi-Koliwada)	921 13 0	
5	,, ,, 13 (Souter Street extension, eastwards) ...	.....	
145	,, ,, 27 (Mathew Road)	104 3 9	
18,083	,, ,, 29 (Nowrojee Hill)	12,860 0 5	
5	,, ,, 30 (Souter Street extension, westwards) ...	.....	
6,406	,, ,, 31 (Parel)	6,255 11 6	
13,800	,, ,, 32 (East Agripada)	13,695 9 6	
125	,, ,, 33 (Bhatwadi)	125 4 1	
5	,, ,, 36 (Lamington Road)	0 6 6	
28,455	,, ,, 37 (Sydenham Road)	28,011 14 6	
2,000	,, ,, 41 (Undria Street)	1,568 10 10	
250	,, ,, 43 (Parel Central)	17 10 0	
50	,, ,, 47 (Parel Northern)	.....	
84,631	Carried over total (a) ...	76,900 4 11	
13,802	Carried over ...	.....	23,786 5 10

* *Vide* footnote on page 26.

Budget estimate for the year 1916-1917.	Statement of charges.			Actual expenditure for the year ending March 1917.	
Rs.				Rs. a. p.	Rs. a. p.
13,862					
		Brought over ...		76,900 4 11	23,786 5 10
84,631					
	MAINTENANCE OF PROPERTIES—*continued.*				
	5—Other lands and buildings vested in the Board—contd.				
	(b) Chawls, permanent.				
			Rs. a. p.		
5,636	Scheme No. 1 (Agripada, 4 blocks) ...		5,490 11 2		
10,217	,, ,, 1 (,, 12 blocks) ...		10,141 8 5		
1,199	,, ,, 1 (Nagpada, 2 blocks) ...		1,105 1 6		
3,953	,, ,, 2 (Chandanwadi) ...		3,902 2 5		
761	,, ,, 2 (Princess Street) ...		744 1 10		
6,461	,, ,, 3 (Imamwada) ...		6,357 6 7		
5,463	,, ,, 3 (Agripada, 6 blocks) ...		5,242 4 6		
1,259	,, ,, 3 (Nagpada, 1 block) ...		1,120 11 3		
154	,, ,, 6 (Workmen's cottages) ...		120 14 7		
2,511	,, ,, 8 (Mandvi-Koliwada) ...		2,310 14 11		
900	,, ,, 29 (Nowrojee Hill) ...		498 14 8		
3,003	,, ,, 31 (Soparibag Road) ...		2,931 9 3		
41,547		Total (*b*) ...		39,966 5 1	
	(c) Chawls, semi-permanent.				
4,150	Scheme No. 3 (Chowpati) ...		3,765 4 0		
26	,, ,, 6 (Sion-Matunga) ...		7 15 4		
3,057	,, ,, 8 (Palton Road) ...		2,932 12 3		
525	,, ,, 31 (Parel) ...		206 9 2		
2,091	,, ,, 32 (East Agripada) ...		1,888 12 10		
9,849		Total (*c*) ...		8,901 5 7	
1,36,027		Total (*a*), (*b*) and (*c*) ...		1,25,767 15 7	
*1,44,975	*Proportionate cost of management and establishment relating to (a), (b) and (c).*			1,31,604 0 0	
2,94,804					2,57,371 15 7
	6—Maintenance of streets.				
350	Schedule C (Wodehouse Road)			340 11 5	
1,200	,, D (West Agripada Estate)			1,152 4 5	
1,400	,, ,, (East Agripada)			1,290 15 6	
1,530	Scheme No. 2 (Princess Street)			1,435 14 8	
3,800	,, ,, 3 (Sandhurst Road)			3,718 0 8	
2,700	,, ,, 4 (Gamdevi)			2,647 13 6	
6,100	,, ,, 5 (Dadar-Matunga)			5,820 15 3	
1,700	,, ,, 6 (Sion-Matunga)			692 6 3	
1,250	,, ,, 8 (Mandvi-Koliwada)			1,213 2 10	
500	,, ,, 27 (Mathew Road)			461 4 1	
8,300	,, ,, 29 (Nowrojee Hill)			8,103 12 3	
5,409	,, ,, 31 (Parel)			4,579 5 5	
1,200	,, ,, 32 (East Agripada)			1,187 6 6	
150	,, ,, 33 (Bhatwadi)			178 12 2	
600	,, ,, 36 (Lamington Road)			243 9 2	
900	,, ,, 37 (Sydenham Road)			92 10 0	
37,089					33,164 0 1
3,31,893		Total expenditure on estates ...			3,14,322 5 6
	7—Municipal rates and taxes.				
			Rs. a. p.		
	Schedule C—Parel Estate		587 10 11		
	Chowpati West... ...		740 8 0		
	,, East... ...		0 7 1		
	Other Schedule C lands ...		1,977 15 0		
				3,306 9 0	
	,, D—West Agripada ...		628 9 7		
	Central ,, ...		12 6 8		
	East ,, ...		3 11 6		
	Other Schedule D lands ...		106 11 3		
				751 7 0	
	,, E—(Colaba Reclamation) ...			1 8 1	
3,31,893		Carried over ...		4,059 8 1	3,14,322 5 6

* Distributable over items Nos. 1 to 5 shown in italics.

Budget estimate for the year 1916-17.	Statement of charges.			Actual expenditure for the year ending March 1917.		
Rs.				Rs. a. p.		Rs. a. p.
			Brought forward ...	4,059 8 1		3,14,322 5 6
3,31,893	MAINTENANCE OF PROPERTIES—*continued.*					
	Municipal rates and taxes—continued.					
	Schemes.					
			Rs. a. p.			
	Scheme No. 1 (First Nagpada) ...		77 2 3			
	,, 2 (Princess Street) ...		4,676 1 5			
	,, 3 (Sandhurst Road) ...		8,471 0 10			
	,, 4 (Gamdevi) ...		466 13 0			
	,, 5 (Dadar-Matunga) ...		3,550 1 4			
	,, 6 (Sion-Matunga) ...		3,381 6 7			
	,, 8 (Mandvi-Koliwada) ...		1,073 8 1			
	,, 13 (Souter Street extension, eastwards) ...		13 14 0			
	,, 27 (Mathew Road) ...		214 5 3			
	,, 29 (Nowrojee Hill) ...		31,378 3 6			
	,, 30 (Souter Street extension, westwards) ...		23 2 3			
	,, 31 (Parel) ...		11,568 13 2			
	,, 32 (East Agripada) ...		14,746 14 11			
	,, 33 (Bhatwadi) ...		100 12 0			
	,, 36 (Lamington Road) ...		2 7 6			
	,, 37 (Sydenham Road) ...		72,942 15 10			
	,, 41 (Undria Street) ...		2,598 15 1			
	,, 43 (Parel Central) ...		296 12 3			
				1,55,383 5 3		
	CHAWLS.					
	Permanent.					
	Scheme No. 1 (Agripada, 4 blocks) ...		1,503 4 6			
	,, 1 (,, 12 blocks) ...		4,593 3 10			
	,, 1 (Nagpada, 2 blocks) ...		815 15 0			
	,, 2 (Chandanwadi) ...		4,853 2 6			
	,, 2 (Princess Street) ...		453 2 4			
	,, 3 (Imamwada) ...		5,165 11 6			
	,, 3 (Six additional blocks at Agripada) ...		2,243 7 0			
2,05,403	,, 3 (One block at Nagpada) ...		815 3 8			
	,, 6 (Workmen's cottages) ...		117 8 8			
	,, 8 (Mandvi-Koliwada) ...		4,498 12 0			
	,, 29 (Nowrojee Hill) ...		1,753 1 6			
	,, 31 (Soparibag Road) ...		2,206 0 0			
				29,018 8 6		
	Semi-permanent.					
	Scheme No. 1 (Nagpada and Agripada) ...		20 10 0			
	,, 2 (Chandanwadi) ...		18 14 0			
	,, 3 (Chaupati) ...		984 11 4			
	,, 3 (Imamwada) ...		13 4 8			
	,, 6 (Sion-Matunga) ...		53 8 4			
	,, 8 (Paltan Road) ...		918 2 6			
	,, 31 (Soparibag Road) ...		417 10 6			
	,, 32 (East Agripada) ...		1,168 12 4			
				3,595 9 8		
	Mill Company's chawls.					
	Scheme No. 42 (Spring Mills) ...		...	215 6 11		
	Police Schemes.					
	Scheme No. 14 (First Nagpada) ...		1,533 6 0			
	,, 16 (Wodehouse Road) ...		3,837 11 0			
	,, 17 (Duncan Road) ...		354 11 2			
	,, 18 (Shepherd Road) ...		200 13 2			
	,, 19 (Agripada) ...		1,327 0 10			
	,, 23 (Connaught Road) ...		638 4 8			
	,, 24 (Princess Street) ...		1,315 1 8			
	,, 34 (Lamington Road) ...		30 0 0			
				9,237 0 6		
						2,01,509 6 11
5,37,301			Total expenditure on estates ...	.....		5,15,831 12 5

Budget estimate for the year 1916-17.	Statement of charges.	Actual expenditure for the year ending March 1917.	
Rs. 5,37,301	Brought forward ...	Rs. a. p.	Rs. a. p. 5,15,831 12 5
	8—Interest and sinking fund charges.		
22,80,031	Interest on debenture loans (loans of 1899, 1901 to 1910, 1912 to 1915)	22,79,999 10 3	
2,98,858	Sinking fund (loans of 1899, 1901 to 1910, 1912 to 1915)	2,98,856 4 2	
25,78,889	Total ...		25,78,855 14
	9—Miscellaneous.		
17,900	Maintenance of tools and plant	17,514 2 2	
3,269	Unclaimed wages (revenue paid)	1,244 11 1	
21,169	Total ...		18,758 13 3
31,37,359	Grand total Rs. ...		31,13,446 8 1

J. P. ORR,
Chairman.

C. M. CORREA,
Secretary and Chief Accountant.

Secretary's Office, Bombay, 17th September 1917.

Examined and found correct:

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } Auditor.

Bombay, 21st September 1917.

00133653

MAPS.

1. Map of Bombay
2. Plan showing development of a portion of Nowroji Hill, Scheme 29
3. Plan showing development of a portion of East Agripada (North), Scheme 32
4. Plan showing development of a portion of Dadar-Matunga, Scheme 5
5. Plan showing development of a portion of Suparibaug Estate, Scheme 31

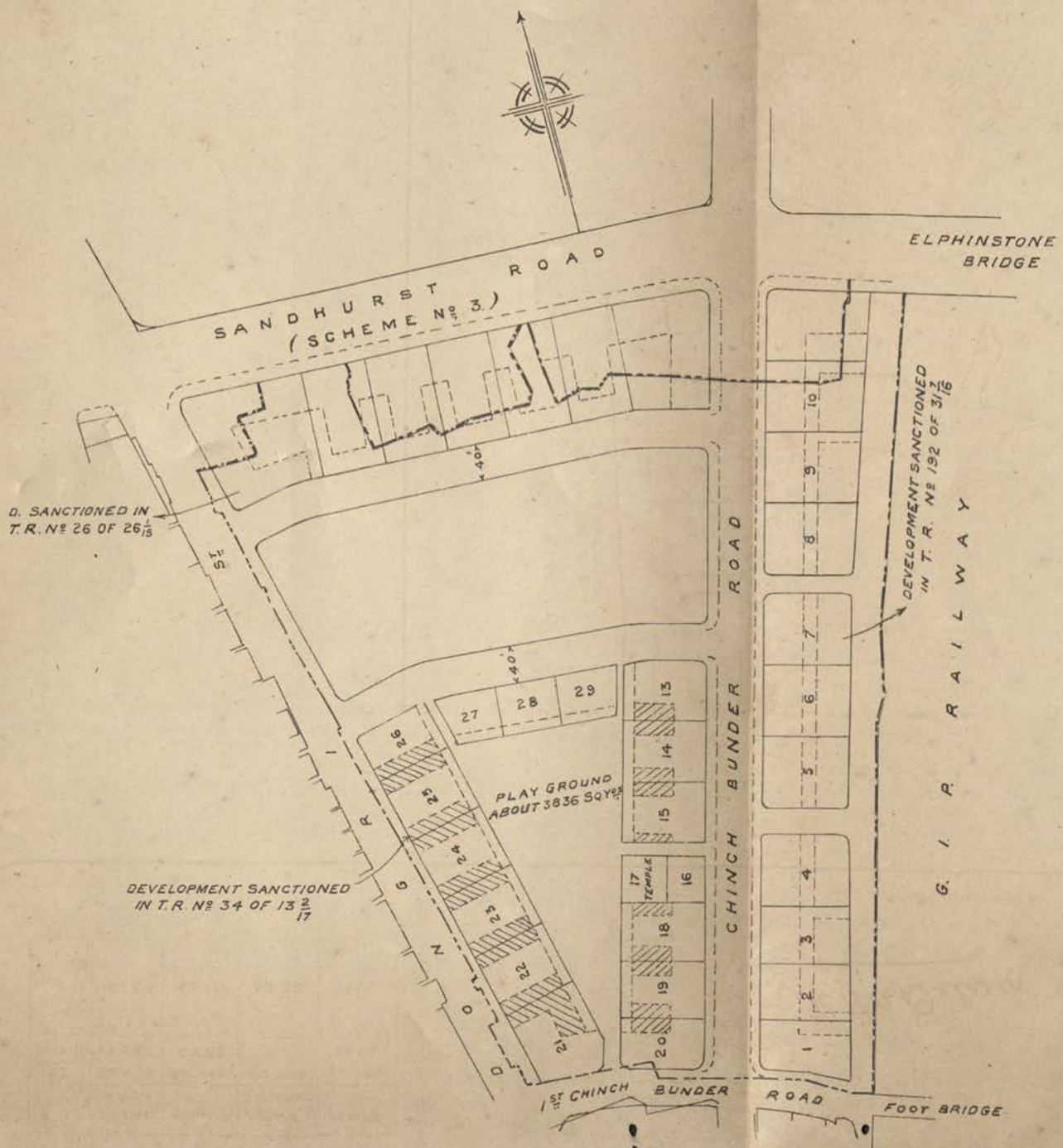
BOMBAY IMPROVEMENT TRUST

PART OF NOWROJI HILL SCHEME No. XXIX

REVISED DEVELOPMENT AS SANCTIONED BY THE BOARD

— SCALE 150 = 1" —

NOTE:- GODOWNS NOT EXCEEDING 18' IN HEIGHT MAY BE ERECTED ON PORTIONS HATCHED


SANDHURST ROAD
(SCHEME No. 3)
ELPHINSTONE BRIDGE
D. SANCTIONED IN T.R. No 26 OF 26/15
DEVELOPMENT SANCTIONED IN T.R. No 192 OF 31/7/16
CHINCH BUNDER ROAD
G. I. P. RAILWAY
PLAY GROUND ABOUT 3836 SQ Yds
DEVELOPMENT SANCTIONED IN T.R. No 34 OF 13/2/17
1st CHINCH BUNDER ROAD
FOOT BRIDGE
TEMPLE
40'
1 2 3 4 5 6 7 8 9 10
13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

TABLE

T.R.	TOTAL AREA	ROADS	PLAY GROUND	PLOTS
192 31-7-16	SQ.YDS. 15337	SQ.YDS. 6722	SQ.YDS. "	SQ.YDS. 8615
34 13-2-17	16764	4375	3836	8553

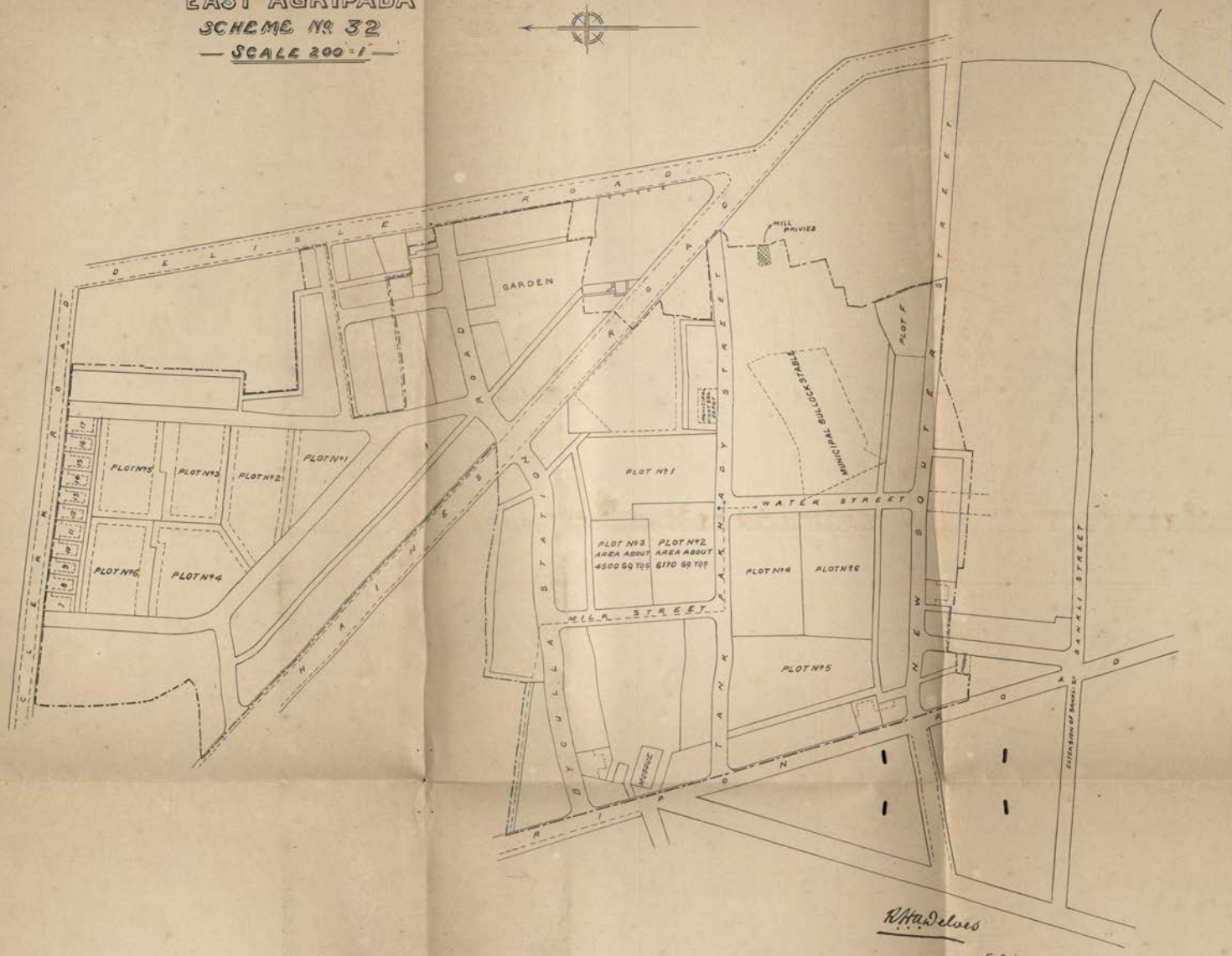
R. H. A. D. Elves

F. S. I.
Dy LAND MANAGER

EAST AGRIPADA

SCHEME No 32

— SCALE 200 = 1" —



R.H.A. Delves

F. S. I.

DY. LAND MANAGER

SOUTH WEST PORTION
OF
SCHEME V.

SCALE 100'=1"

DEVELOPMENT SANCTIONED AS PER T.R. No 265 DATED 17-10-16.

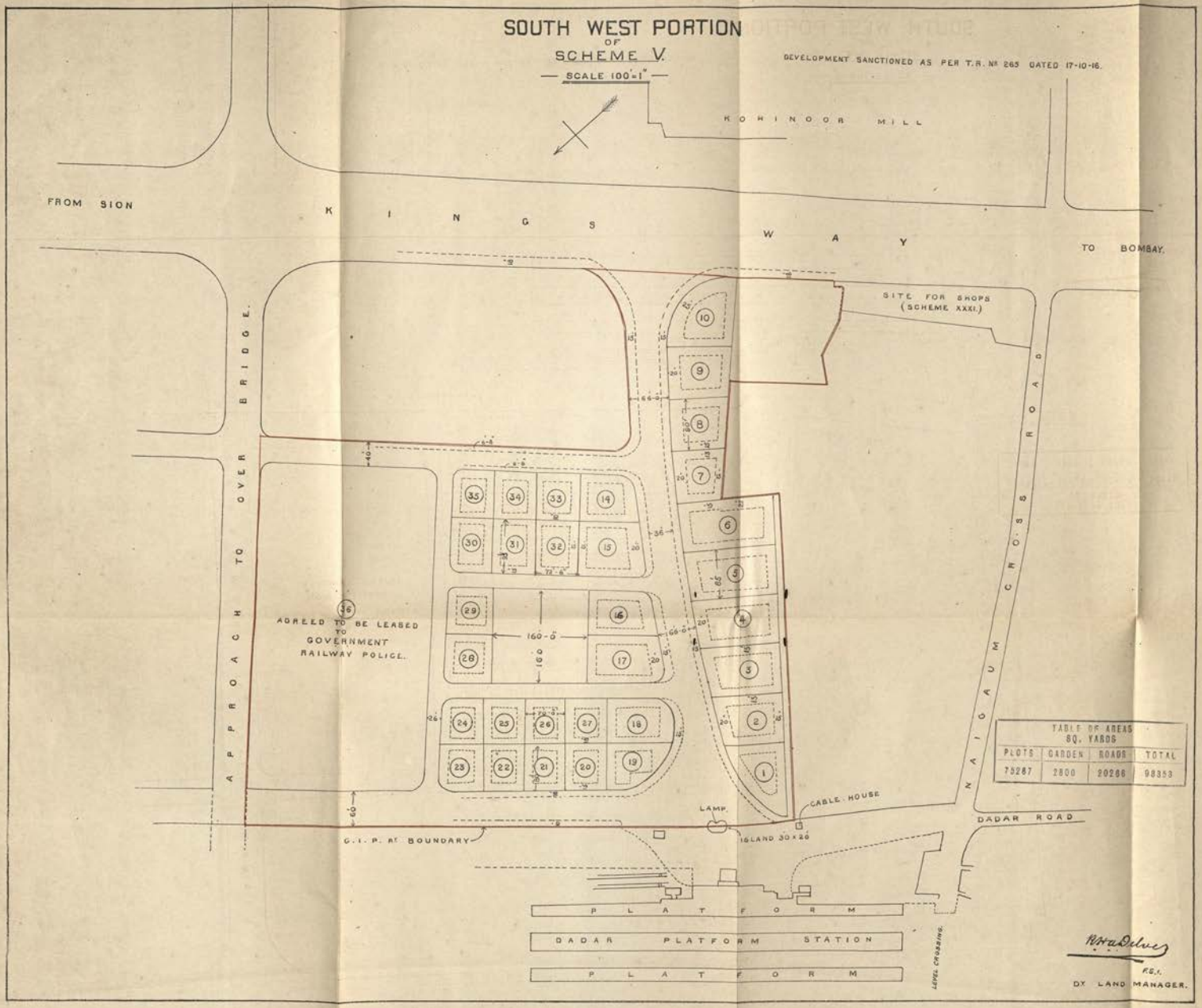


TABLE OF AREAS SQ. YARDS			
PLOTS	GARDEN	ROADS	TOTAL
73287	2800	20266	98353

R. H. Adlwell
F.G.I.
DY LAND MANAGER.

FOR ADMINISTRATION REPORT
1916 - 1917

BOMBAY · IMPROVEMENT · TRUST

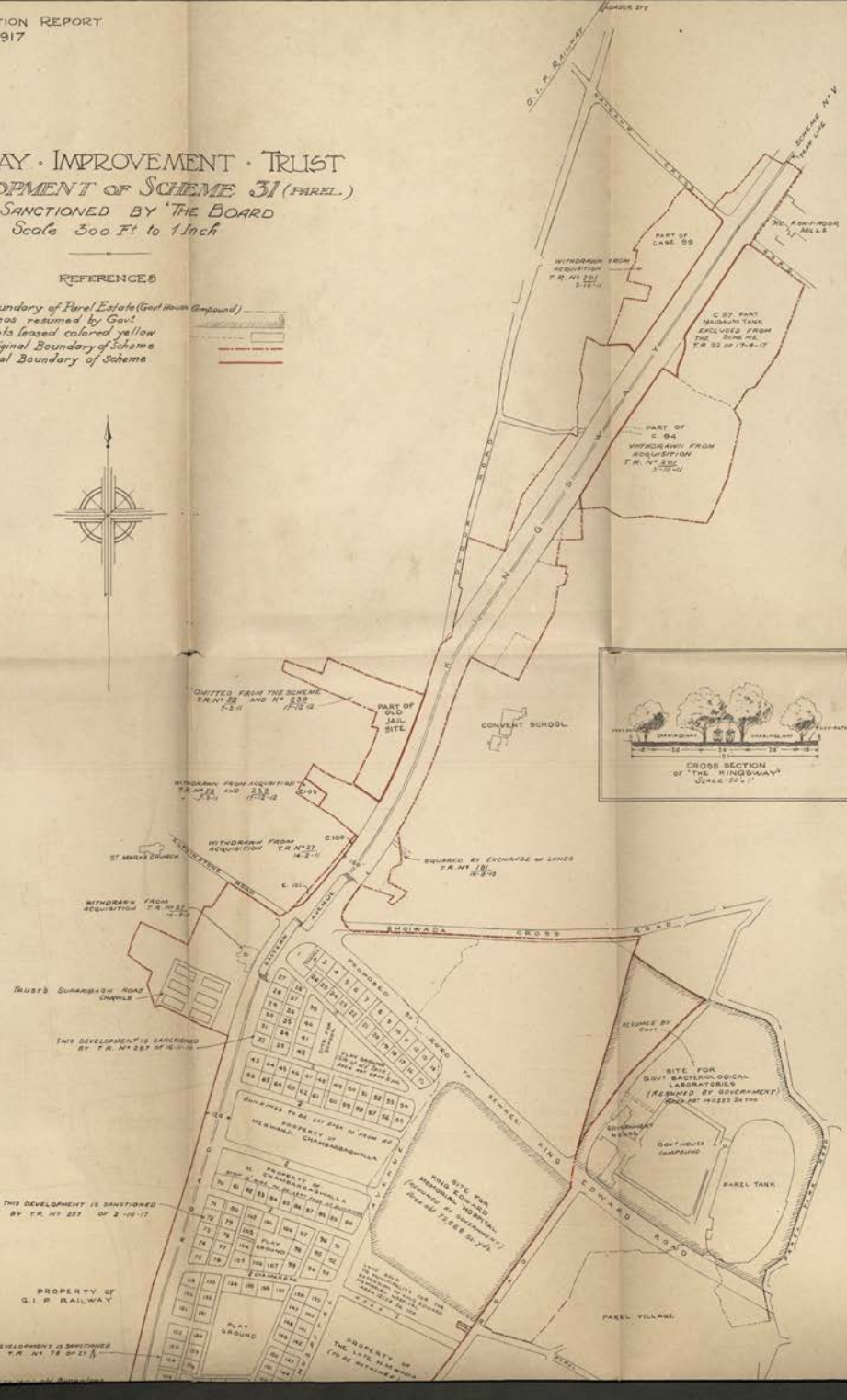
DEVELOPMENT OF SCHEME 31 (PAREL.)

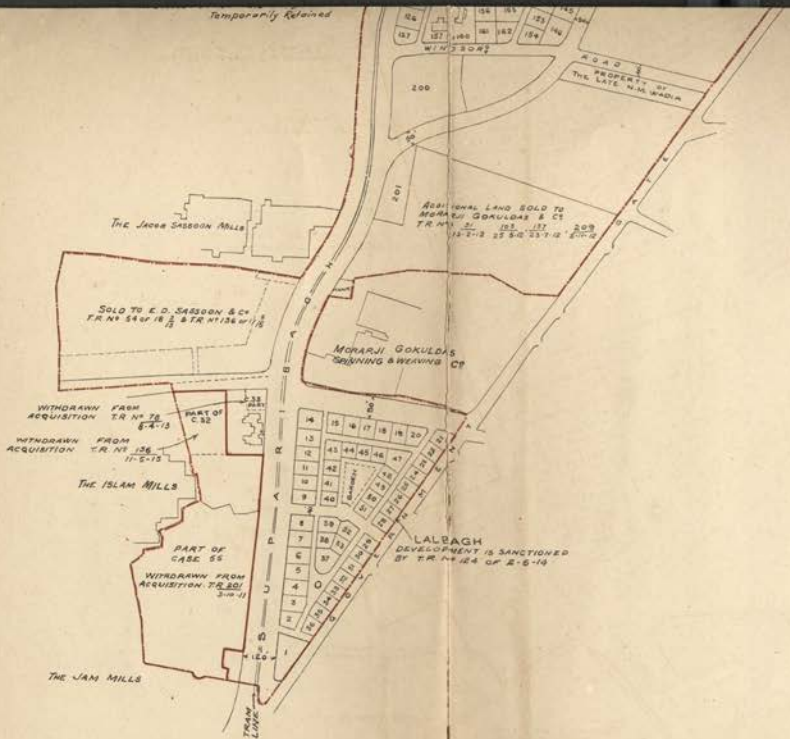
AS SANCTIONED BY THE BOARD

Scale 300 Ft. to 1 Inch

REFERENCES

Boundary of Parel Estate (Govt House Compound)
Areas resumed by Govt
Plots Leased colored yellow
Original Boundary of Scheme
Final Boundary of Scheme


G. I. P. RAILWAY
SCHEME No. V
THANA LINE
PAREL ROAD
KING'S WAY
DR. KANAMOOR MILLS
PART OF CASE 99
WITHDRAWN FROM ACQUISITION T.R. No. 201 5-10-11
C 97 PART NALBARI TANK EXCLUDED FROM THE SCHEME T.R. 92 OF 17-9-17
PART OF C 94 WITHDRAWN FROM ACQUISITION T.R. No. 201 5-10-11
OMITTED FROM THE SCHEME T.R. No. 92 AND No. 233 17-10-12
PART OF OLD JAIL SITE
CONVENT SCHOOL
WITHDRAWN FROM ACQUISITION T.R. No. 92 AND 233 17-10-12
C 105
WITHDRAWN FROM ACQUISITION T.R. No. 27 14-2-11
C 100
ST. MARY'S CHURCH
C 101
EXCHANGED FOR LANDS T.R. No. 180 14-9-18
WITHDRAWN FROM ACQUISITION T.R. No. 27 14-2-11
RHOWADA CROSS ROAD
PROPOSED ROAD TO SEWREE
TRUST'S SUPARIBAGH ROAD CHAWLS
THIS DEVELOPMENT IS SANCTIONED BY T.R. No. 257 OF 16-11-15
BUILDINGS TO BE SET BACK TO FORM AN ARCADE
PROPERTY OF MEWARAM CHAMBHARMALLA
PLAY GROUND
SITE FOR KING EDWARD MEMORIAL HOSPITAL (TO BE BUILT BY GOVERNMENT) AREA ABT. 12,568 SQ. YDS.
RESUMED BY GOVT.
SITE FOR GOVT BACTERIOLOGICAL LABORATORIES (RESUMED BY GOVERNMENT) AREA ABT. 14,555 SQ. YDS.
GOVERNMENT HOUSES
GOVT HOUSE COMPOUND
PAREL TANK
EDWARD ROAD
THIS DEVELOPMENT IS SANCTIONED BY T.R. No. 257 OF 2-10-17
PROPERTY OF G.I.P. RAILWAY
THIS DEVELOPMENT IS SANCTIONED BY T.R. No. 75 OF 21-3-19
PAREL VILLAGE
PROPERTY OF THE LATE SIR M. M. BHOJA (TO BE RETAINED)


Temporarily Retained
WINDSOR
ROAD
PROPERTY OF THE LATE N.M. WADIA
200
201
THE JACOB SASSOON MILLS
SOLD TO E.D. SASSOON & Co
T.R. No 54 of 16/5/ & T.R. No 136 of 11/5/
ADDITIONAL LAND SOLD TO MORARJI GOKULDAS & Co
T.R. No's 21/ 193 137 209
13-2-12 25-5-12 23-7-12 8-11-12
MORARJI GOKULDAS SPINNING & WEAVING Co
WITHDRAWN FROM ACQUISITION T.R. No 78 8-4-13
PART OF C.32
WITHDRAWN FROM ACQUISITION T.R. No 136 11-5-13
THE ISLAM MILLS
PART OF CASE 55
WITHDRAWN FROM ACQUISITION T.R. 201 3-10-13
THE JAM MILLS
TRAM LINE
LALBAGH
DEVELOPMENT IS SANCTIONED BY T.R. No 124 OF 2-6-14

DEVELOPED AREAS TABLE

T.R. No and date	Total area	Roads & passages	Play Grounds	Plots.
	Sq. yds.	Sq. yds.	Sq. yds.	Sq. yds.
124 of 2-6-1914	33579	7085	1391	25093
287 of 16-11-1915	60146	8885	6905	44356
78 of 27-3-1917	59020	16079	12320	30621
-1917	39843	11549	2880	25434

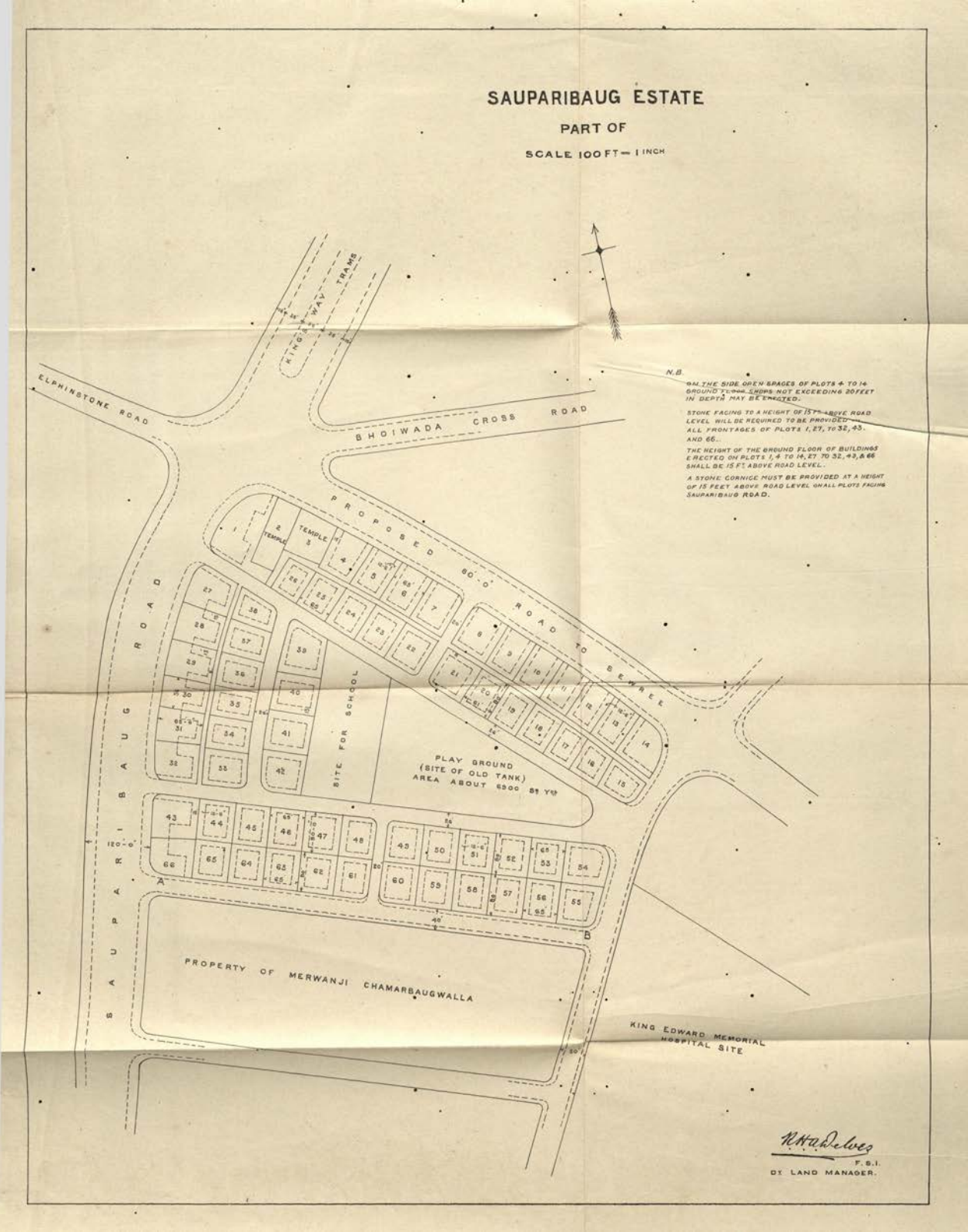
R.H. a'Delves
F.S.I.
DY. LAND MANAGER

HATE & Co LITHO: BYCULLA, BOMBAY.

SAUPARIBAUG ESTATE

PART OF

SCALE 100 FT = 1 INCH



N.B.

ON THE SIDE OPEN SPACES OF PLOTS 4 TO 14 GROUND FLOOR SHOPS NOT EXCEEDING 20 FEET IN DEPTH MAY BE ERECTED.

STONE FACING TO A HEIGHT OF 15FT. ABOVE ROAD LEVEL WILL BE REQUIRED TO BE PROVIDED TO ALL FRONTAGES OF PLOTS 1, 27, TO 32, 43, AND 66.

THE HEIGHT OF THE GROUND FLOOR OF BUILDINGS ERECTED ON PLOTS 1, 4 TO 14, 27 TO 32, 43, & 66 SHALL BE 15 FT. ABOVE ROAD LEVEL.

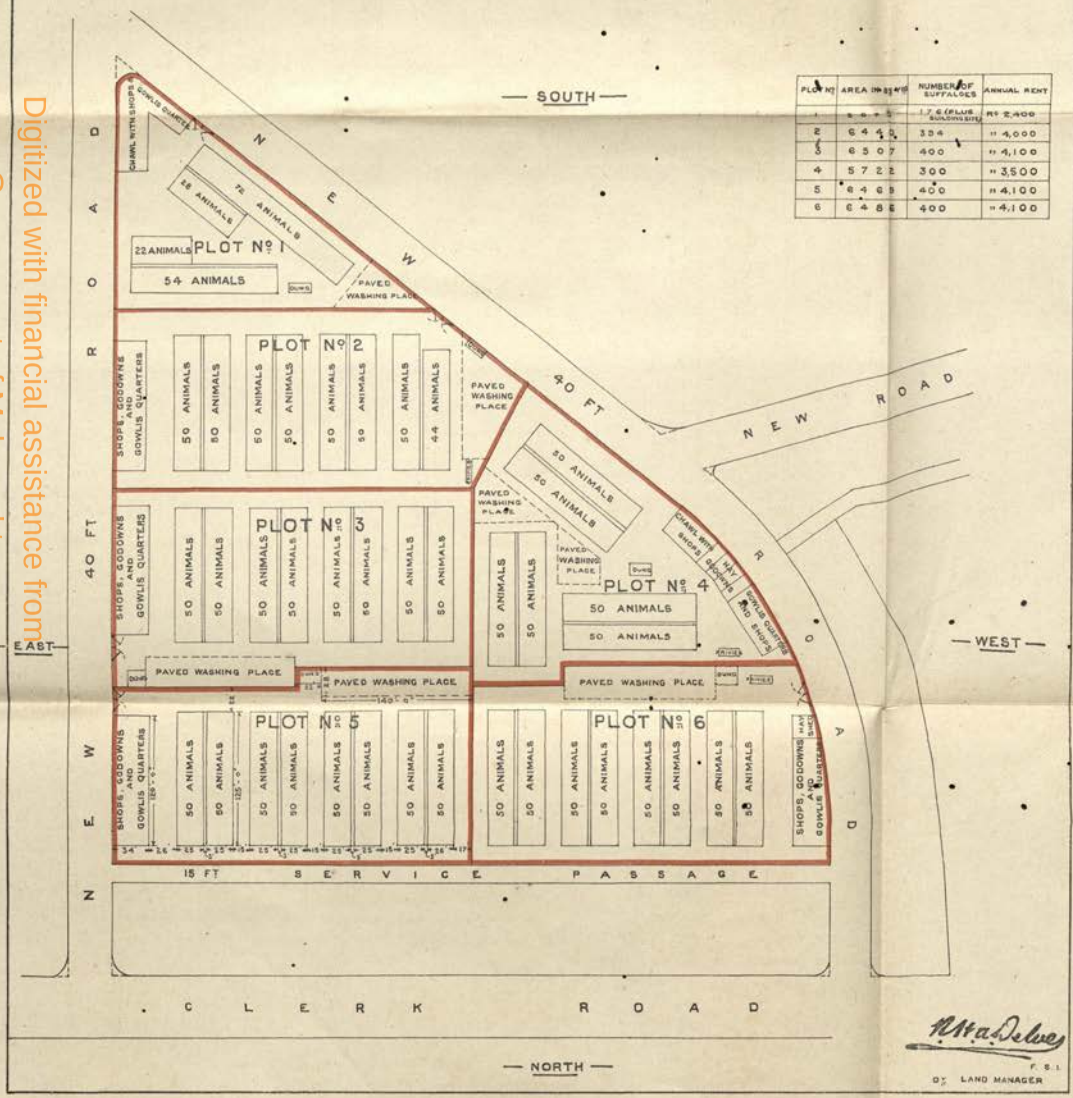
A STONE CORNICE MUST BE PROVIDED AT A HEIGHT OF 15 FEET ABOVE ROAD LEVEL ON ALL PLOTS FACING SAUPARIBAUG ROAD.

R. H. A. Delves
F.S.I.
DY. LAND MANAGER.

EAST AGRIPADA ESTATE NORTH

STABLE PLOTS Nos. 1 TO 6

— SCALE 80 FT = 1 INCH —



PLOT No.	AREA	NUMBER OF BUFFALOES	ANNUAL RENT
1	[illegible]	176 PLUS BUILDING SITE	Rs. 2,400
2	6448	334	" 4,000
3	6507	400	" 4,100
4	5722	300	" 3,500
5	6469	400	" 4,100
6	6485	400	" 4,100

[illegible]
F. S. I.
DY. LAND MANAGER

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